

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

DATE: March 25, 2014

TO: Board of County Commissioners

FROM: Vicente Archuleta, Development Review Team Leader *VA*

VIA: Katherine Miller, County Manager
Penny Ellis-Green, Land Use Administrator *PEG*
Vicki Lucero, Building and Development Services Manager *VL*
Wayne Dalton, Building and Development Services Supervisor *WD*

FILE REF.: CDRC CASE #S 12-5451 Cielo Colorado Estates Preliminary Development Plan,
Plat and Variance

ISSUE:

Cielo Colorado LLC., Applicant, James W. Siebert, Agent, request Preliminary Development Plan and Plat approval for a 24-lot residential subdivision on Tract 15A-2 of the Eldorado at Santa Fe Subdivision consisting of 246.30 acres more or less. The Application also includes a request for a Variance of Ordinance No. 2008-10 (Stormwater Prevention and Stormwater Management) to allow access through a 100-year floodplain without an all-weather crossing.

The property is located on the east side of US 285, off Camino Acote, within Sections 20, 21 and 22, Township 15 North, Range 10 East (Commission District 4).

Vicinity Map:



SUMMARY:

On February 20, 2014, the County Development Review Committee (CDRC) recommended Preliminary Development Plan and Plat approval for a 24-lot residential subdivision on Tract 15A-2 of the Eldorado at Santa Fe Subdivision consisting of 246.30 acres. CDRC also recommended approval of a variance of Ordinance No. 2008-10 (Stormwater Prevention and Stormwater Management) to allow access through a 100-year floodplain without an all-weather crossing (Refer to February 20, 2014 CDRC Meeting Minutes as Exhibit 9).

On July 18, 2013, the CDRC recommended Master Plan approval of a 24-lot residential subdivision. The CDRC also approved two cul-de-sacs (Dead End Roads) to exceed 500 feet in length (Refer to July 18, 2013 CDRC Meeting Minutes as Exhibit 7).

On September 10, 2013, the Board of County Commissioners (BCC) approved the request for Master Plan of a 24-lot residential subdivision on 246.30 acres (Refer to September 10, 2013 BCC Meeting Minutes as Exhibit 8).

In 1995, a Master Plan for Cielo Colorado was approved by the BCC. The Master Plan included 91 lots with an average density of 3.79 acres on 344.58 acres. Twenty-five of the 91 proposed lots were platted in 1995. An amended Master Plan eliminating four lots totaling 12.5 acres was recorded in 2000. In 2002 the Master Plan was vacated to allow the platting of larger lots at the east end of Tract 15A-2. This Application includes the remainder of the property that has not been platted within Tract 15A-2.

The Applicants now request Preliminary Development Plan and Plat approval for 24 lots on 246.30 acres within tract 15A-2 of the Eldorado at Santa Fe Subdivision in conformance with the approved Master Plan. Lot sizes will range from 2.54 acres to 16.16 acres, more or less.

The Applicants also request a variance of Ordinance No. 2008-10 (Flood Prevention and Stormwater Management), Section 4.2, to allow for access to the subdivision through an existing road that crosses a FEMA designated Special Flood Hazard Area.

The Applicant states: "The roadway crossing the drainage has been in place for over 20 years, serving over 30 housing units, and there has been no occurrence of damage to the road or drainage structures under the road during heavy rain storms. The floodplain is unusually wide and shallow requiring an extensive drainage infrastructure across the entire width of the drainage in order to comply with the 100-year crossing standards. The initial subdivision was reduced from 67 lots to 24 lots to address the concerns of the residents living within the Cielo Colorado Subdivision. The expense of such a 100 year crossing of the drainage is beyond the financial resources of this 24-lot subdivision."

The Applicant has submitted an analysis and calculations from a Professional Engineer (Refer to Analysis as Exhibit 6) which addresses the existing low water crossing dip-section and the 100-year storm event. The letter states: "The crossing will be subject to a water depth of 8 inches for a period of fifteen minutes or less. The existing curb will hold back a depth of six inches for a period of forty-five minutes while it drains via an existing curb cut". Therefore, the Engineer's opinion is emergency vehicles and fire apparatus will be able to safely cross the low water crossing during a 100-year event.

This Application was submitted on December 6, 2013.

Growth Management staff have reviewed this Application for compliance with pertinent Code requirements and finds the project is in compliance with County criteria for this type of request with the exception of the all-weather access.

APPROVAL SOUGHT: Preliminary Development Plan and Plat approval for a 24-lot subdivision on 246.30 acres within Tract 15A-2 of the Eldorado at Santa Fe Subdivision and a variance of Ordinance No. 2008-10, Section 4.2 to allow for access to the subdivision through an existing road that crosses a FEMA designated Special Flood Hazard Area.

GROWTH MANAGEMENT AREA: Galisteo, SDA-2

LOCATION: The development is located east of US/285 off of Camino Acote.

HYDROLOGIC ZONE: Basin Fringe, minimum lot size per Code is 12.5 acres per dwelling unit with a 0.25 acre foot per year per lot water restriction; lot size can be further reduced if water availability is proven to support increased density or community water is available.

ARCHAEOLOGIC ZONE: Medium Potential, Archeological report required for development of more than 10 acres. An archaeological report has been submitted for review. The State Historic Preservation Division had no concerns regarding this site.

ACCESS AND TRAFFIC: The site will be accessed off US 84-285 via Camino Acote. Camino Acote is an existing privately owned and maintained road.

AFFORDABLE HOUSING:

The Affordable Housing Regulations require that 8 percent of the market rate lots be constructed in the affordable ranges specified in the affordable housing ordinance and 8 percent of 24 is 1.92. Therefore, two affordable lots are required for Cielo Colorado Estates. The Applicant is proposing to designate Lot 4 and Lot 5 as affordable.

FIRE PROTECTION:

There are three volunteer fire sub-stations located in Eldorado. Station No. 3 is located off of Old Road North and US-285, at the Santa Fe County Transfer Station which is approximately 1000 feet from the Subdivision entrance. EAWSD will provide the water source for fire protection; fire hydrants shall be located within 1,000 feet of all buildable areas.

WATER SUPPLY:

EAWSD has an existing 8 inch waterline that services the existing 25 lot Cielo Colorado Subdivision to the east. A ready, willing and able to serve letter has been provided by EAWSD for Cielo Colorado Estates.

LIQUID WASTE:

NMED approved individual conventional on-site septic systems. Each lot has been designed to provide a minimum of .75 acres of land outside areas with slopes of 15 percent or less and outside flood plain limits

SOLID WASTE:

Individual lot owners will be responsible for contracting with a licensed solid waste disposal service for pick up on a weekly basis. Individual lot owners may also dispose of solid waste on their own at a local solid waste transfer station. This must be noted in the Subdivision Disclosure Statement.

**FLOODPLAIN &
TERRAIN MANAGEMENT:**

The site has slopes of 8%-12% or less and there are limited areas with slopes of 20%. The project conforms to Article VII, Section 3, Terrain Management Regulations of the Santa Fe County Land Development Code. The Applicant's Proposal shows existing topography, natural Drainage, and a proposed grading and drainage plan. The proposed grading and drainage plan contains pre and post development drainage. The project site contains five (5)

detention ponds throughout the subdivision. The Applicant is requesting a variance to address the requirement of all-weather access on Camino Acote with the Preliminary Development Plan application.

OPEN SPACE:

A 14.21 acre site has been reserved as open space for the benefit of the owners of lots within the Subdivision. The open space is located at the entrance to Lot 15, along the main drainage where the vegetation is the most dense. This tract will be owned by the Cielo Colorado Estates Homeowners Association.

PHASING:

The subdivision is to be completed in four phases over an eight year period, with the first phase to begin in 2014 and the final phase to be completed in the year 2022.

VARIANCE:

The Applicants request a variance of Ordinance No. 2008-10 (Flood Prevention and Stormwater Management), Section 4.2, to allow for access to the subdivision through an existing road that crosses over a FEMA designated floodplain.

AGENCY REVIEW:

<u>Agency</u>	<u>Recommendation</u>
SFC Fire	Approval with Conditions
SFC Utilities	No Opinion
NMDOT	Approval with Conditions
SFC Open Space	Approval with Conditions
SFC Public Works	Approval with Conditions
OSE	Negative
NMED	Approval
Public Schools	Approval
SFC Planning	No Opinion
Soil & Water	Approval
Affordable Housing	Approval with Conditions
County Hydrologist	Approval with Conditions

STAFF RECOMMENDATION:

The Applicant has submitted an analysis and calculations prepared by a Professional Engineer which addresses the existing low water crossing dip-section. The Engineer concluded that emergency vehicles will be able to safely cross the low-water crossing during a 100-year storm event. Staff recommends approval of the variance based on the

Engineer's report, reviewing agency comments, and a site visit conducted by staff.

The Application for Preliminary Development Plan and Plat approval is in conformance with all Code requirements. Therefore, staff recommends approval for Preliminary Plat and Development Plan subject to the following conditions:

1. The Applicant shall comply with all review agency comments and conditions, **Article V, Section 7.1.3.c.**
2. All portions of the 50 foot Ingress/Egress and Utility Easement to be vacated must be approved by the BCC.
3. The Applicant must apply for an access permit from NMDOT prior to construction.

EXHIBITS:

1. Letter of Request
2. Variance Request
3. Developer's Report
4. Developer's Plans
5. Reviewing Agency Reports
6. Professional Engineer Analysis
7. July 18, 2013 CDRC Meeting Minutes
8. September 10, 2013 BCC Meeting Minutes
9. February 20, 2014 CDRC Meeting Minutes
10. Aerial Photo of Site and Surrounding Areas
11. Floodplain Map



**JAMES W. SIEBERT
AND ASSOCIATES, INC.**

915 MERCER STREET * SANTA FE, NEW MEXICO 87505
(505) 983-5588 * FAX (505) 989-7313
siebert.associates@comcast.net

November 8, 2013

Vicki Lucero
Building and Development Services Section Manager
P.O. Box 276
Santa Fe, NM 87504

Re: Cielo Colorado Master Plan

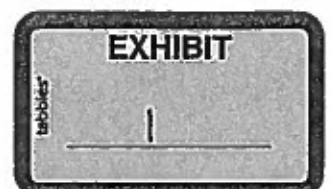
Dear Ms. Lucero:

As planning consultant for Cielo Colorado LLC I am submitting an application for a Preliminary Development Plan and Preliminary Plat review for a 24 lot residential subdivision within Tract 15 of the original Eldorado at Santa Fe Subdivision located east of US 285 at the Camino Acote intersection. This application is submitted in conformance with a previously approved master plan.

The following items are submitted with this application and transmittal letter:

- (19) Sets of a 24" x 36", 21 sheet plan set.
- (1) Reduced 11' x 17" plan set.
- (19) Development Plan Reports in an 8 ½ "x 11" format.
- Completed Development Permit application.
- Development and Fire review fees in the amount of \$6,925.

Vicki Lucero



Cielo Colorado
November 8, 2013
Page 2 of 2

Please schedule this request for the December 19, 2013 CDRC meeting.

Sincerely,



James W. Siebert

Xc: Ed Dezevallos
Chris Dezevallos



**JAMES W. SIEBERT
AND ASSOCIATES, INC.**

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February 6, 2014

Vicente Archuleta
Development Review Team Leader
Santa Fe County Land Use
PO Box 276
Santa Fe, NM 87504

Re: Cielo Colorado Estates Subdivision

Dear Mr. Archuleta:

In addition to the criteria that I previously addressed for the variance for the crossing of a 100 year flood plain I am including at your request the reasons for the variance, which are:

The roadway crossing the drainage has been in place for over 20 years, serving over 30 housing units, and there has been no occurrence of damage to the road or drainage structures under the road during heavy rain storms.

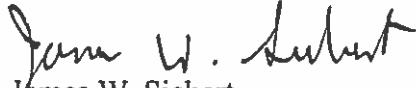
The flood plain is unusually wide and shallow requiring an extensive drainage infrastructure across the entire width of the drainage in order to comply with the 100 year crossing standards. The initial subdivision was reduced from 67 lots to 24 lots to address the concerns of the residents living within the Cielo Colorado Subdivision. The expense of such a 100 year crossing of the drainage is beyond the financial resources of this 24 lot subdivision.



Vicente Archuleta
Cielo Colorado Estates
February 6, 2014
Page Two of Two

Thank you for your review of the Subdivision application.

Sincerely,


James W. Siebert

Xc: Ed DeZevallos

BACKGROUND INFORMATION

HISTORY OF ENTITLEMENTS

On July 18, 2013, the County Development Review Committee recommended approval of the development request and on September 10 2013, the Board of County Commissioners approved a 24-lot subdivision on 246.30 acres within Tract 15A-2 of the Eldorado of Santa Fe Subdivision. The Findings of Fact and Conclusions of Law for the approval are provided in Appendix A.

This development request is located east of US 84/285 at the Acote intersection. Figure 1 is a vicinity map describing the location of this project relative to known geographic features.

DEVELOPMENT REQUEST

A variance of Ordinance 2008-10 Section 4.2 (Non-Eligible New Development or Construction) is being requested to allow for access to the subdivision through an existing road (Camino Acote) that crosses over a FEMA designated floodplain. The response to the variance criteria is submitted under a separate cover.

A request is submitted for preliminary development plan for 24 lots in conformance with the approved master plan and plat approval on 246.30 acres within Tract 15A-2 of the Eldorado at Santa Fe Subdivision.

The request is submitted in conformance with regulatory standards for plat and plan review set forth in the Santa Fe County Land Development Code. This request will be heard by the County Development Review Committee which makes a recommendation to the Board of County Commissioners. The Board of County Commissioners takes final action on the request unless it is appealed to the District Court.

OWNERSHIP AND LEGAL LOT OF RECORD

The property is owned by Cielo Colorado LLC., a New Mexico Limited Liability Company. The warranty deed for the property is found in Appendix B of the report. The plat for the subject land establishing legal lot of record is provided in Appendix C of the report and is the basis of the survey work for the site planning on the property.

EXHIBIT

3

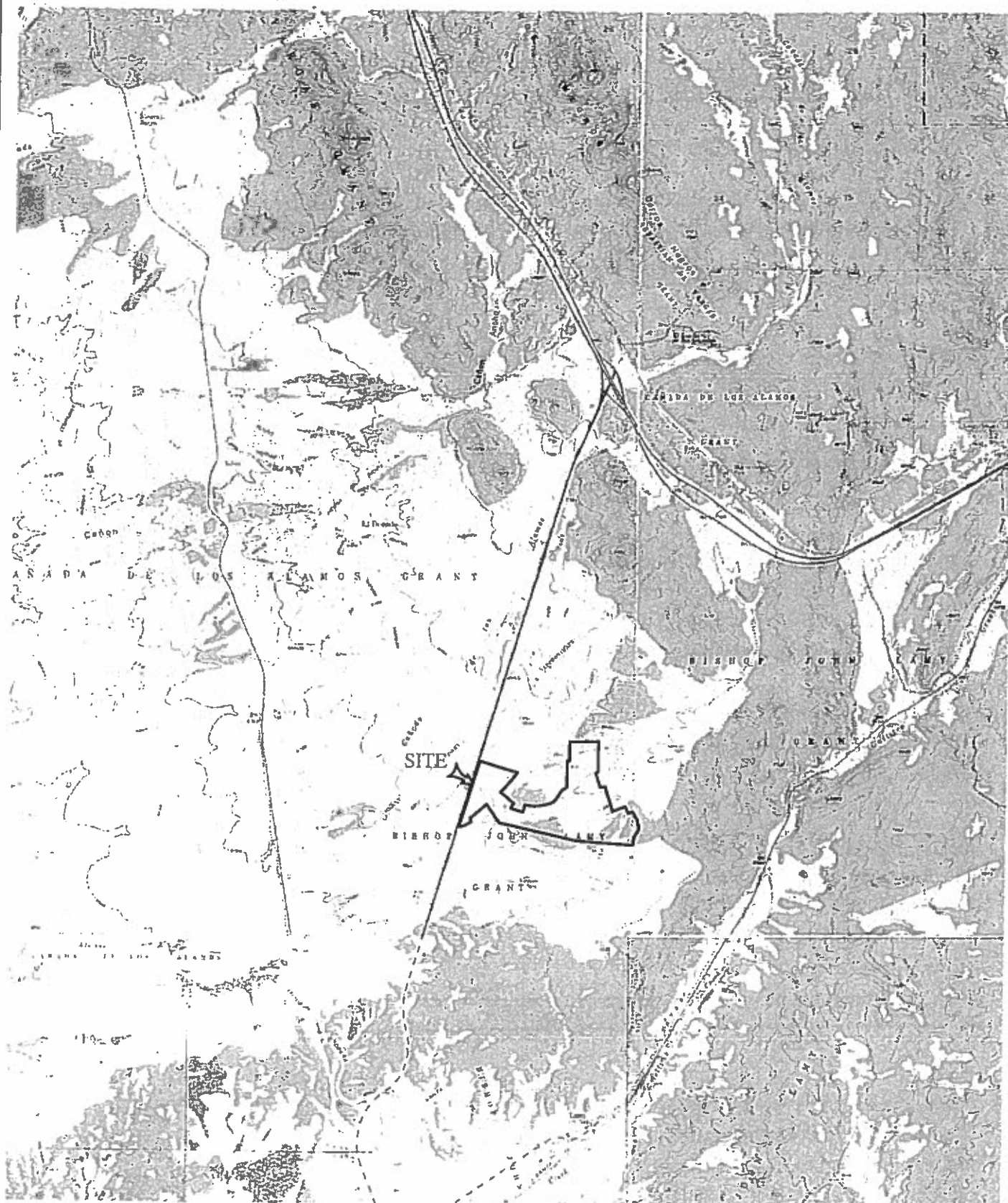




FIGURE 1

JAMES W. SIEBERT AND ASSOCIATES, INC.	CIELO COLORADO	NORTH 
913 MERCER STREET • SANTA FE NEW MEXICO 87505  (505) 883-2500 FAX (505) 882-7313		

VICINITY MAP

SCALE
 1" =
 5000'

SUMMARY DESCRIPTION

Total Acres:	246.305 Acres
Number of Lots:	24
Affordable Lots:	2 (lots 4 & 5)
Average Lot Size:	10.26 Acres
Smallest Lot:	2.54 Acres
Largest Lot:	16.16 Acres

EXISTING CONDITIONS

UTILITIES

Water

Eldorado Area Water and Sanitation District has been extended into the property to serve the existing 25 lot Cielo Colorado Subdivision and larger lot subdivision to the east on Lot 15. The existing 8 inch line extends further to the east along the platted Camino Acote roadway. Fire hydrants have been installed on this line and have been tested to determine the flow capacity of the hydrant. The Utilities Plan in the plan set describes the location and size of existing water lines, location of the existing fire hydrants that are on this system and future water line extensions. These plans are reviewed by the EAWSD since they are the Mutual Domestic providing water service.

Wastewater

There is no community wastewater system in the Eldorado area. Conventional septic systems are proposed for the lots within the development. Each lot has been designed to provide a minimum of .75 acre of land outside areas with slopes of 15 percent or less and outside flood plain limits. The Eldorado Area Water and Sanitation District does not currently have any plans to construct a community wastewater system in the Eldorado Area.

Electric

There is an overhead three phase electric line located on the east side of US 285. There is an existing overhead electric line running north-south through the midsection of Lot 15A-2. Electric service lines have been extended into the subdivision to serve the 24 lot subdivision and

the larger lots to the east. All electric lines which serve the developed lots within Lot 15 have been constructed below ground.

Telephone

Telephone lines exist on the overhead electric lines that run parallel and adjacent to US 285. Telephone lines are located within Lot 15 coincident with the electric lines. An older overhead telephone line that traversed Lot 15 from the north to the south has been removed and the easement has been abandoned. There is an underground telephone line that runs coincident with the overhead electric line located towards the central part of Lot 15A-2.

Natural Gas

Natural gas has not been extended into the subdivision. Natural gas is available in the Ridges subdivision to the north in Rey de Reyes Road. There is currently no plan to extend natural gas service to the subdivision.

SLOPES

Slopes are relatively gentle throughout the development with typical slopes in the 8%-12% range. There are limited areas within the development plan that have slopes in excess of 20%, with the greatest occurrence of the steeper slopes taking place along the north and east side of the tract. There is no evidence of areas with significant erosion on the site. Suitable building sites on slopes of less than 20% are available for all lots as proposed on the preliminary plat and plan.

VEGETATION

The vegetation is typical of the Eldorado area. A variety of grasses have established themselves within the development. Typical plants that were observed on the property consist of:

Grasses

Blue Grama
Galleta
Dropseed
Muhly

Forbs

Snakeweed
Verbena
Purple Coneflower
Indian Paintbrush
Russian Thistle
Threadleaf Sagewort
Wolfberry

Buffalo Guard
New Mexico Sunflower
Globemallow
Purple Aster
Winterfat
White Evening Primrose
Narrow Leaf Yucca
Prickly Pear
Cholla Cactus
Datil Yucca

Trees

One Seed Juniper
Pinon

ARCHAEOLOGY

A Cultural Resource Survey was prepared by Sandra Marshall for a tract larger than the development, but included all the land area within the project. Sixty isolated occurrences were observed within the investigated tract that were not worthy of preservation. Two sites, LA 104986 and LA 104987 were recorded with the State Historic Preservation Office, considered worthy of preservation. A preservation easement will be proscribed on the plat, prohibiting any grading activity within the easement without first consulting and receiving approval from the County Land Use Administrator and SHPO. The Disclosure Statement for the subdivision will also include a statement under "Unusual Conditions" mandating the protection of these two archaeological sites.

The Cultural Resource Survey was included in the submittal for the master plan and is not duplicated in this application. The approval of the study by the State Historic Preservation Office is provided in Appendix D

EXISTING PARKS AND OPEN SPACE

A 14.21 acre site has been reserved as open space for the benefit of the owners of lots within the Subdivision. This tract will be owned by the Cielo Colorado Estates Homeowners Association.

This opens space is located along the main drainage where the vegetation is the most dense. It is also located at the entrance to Lot 15, which is supported by the existing homeowners living in Lot 15.

DRAINAGE

At the western side of the property, the principal drainage flows from the northeast to the southwest. This drainage has been demarcated as a 100 year flood plain. The 2008 flood plain panel from FEMA is 35069C00550D.

Towards the north and central section of the Preliminary plat and plan the drainage flows from the east to the west intersecting with the drainage located in the flood plain. At the very south end of the property there are several smaller channels that run north to south. The drainage channels are typically wide and shallow without well-defined banks. Vegetation is well established within the drainage channels indicating the lack of heavy, scouring rains that strip the drainage of grasses and plants within the drainage channel.

SOILS

Utilizing the USDA Natural Resources Conservation Mapping, the soils identified on the property are:

<u>Classification Name</u>	<u>Soils Number</u>
Dumps, Sanitary Landfill	106
Tanoan-Encantado Complex	201
Alire Loam	202
Buckhorse-Altanzano Complex	203
Altazano Loamy Sand	204
Nazario Gravelly Loam	205
Alire-Urban Land Complex	208
Predawn-Urban land complex	215
Dondiego Loam	216

105—Dumps, sanitary landfill

Map Unit Setting

Elevation: 5,700 to 7,500 feet

Mean annual precipitation: 10 to 15 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 140 to 170 days

Map Unit Composition

Dumps: 80 percent

Description of Dumps Setting

Landform: Eroded fan remnants

Landform position (two-dimensional): Summit

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Mine spoil or earthy fill

Typical profile

0 to 15 inches: Gravelly coarse sandy loam

15 to 21 inches: Gravelly sandy loam

21 to 29 inches: Gravelly coarse sandy loam

29 to 99 inches: Gravelly variable

201—Tanoan-Encantado complex, 5 to 25 percent slopes

Map Unit Setting

Elevation: 5,500 to 7,500 feet

Mean annual precipitation: 13 to 15 inches

Mean annual air temperature: 47 to 50 degrees F

Frost-free period: 140 to 160 days

Map Unit Composition

Tanoan and similar soils: 45 percent

Encantado and similar soils: 40 percent

Description of Tanoan Setting

Landform: Eroded fan remnants

Landform position (two-dimensional): Shoulder

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Alluvium derived from granite, gneiss, schist, and loess over residuum weathered from basaltic tuff or granitic sandstone

Properties and qualities

Slope: 5 to 15 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained

Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 15 percent

Maximum salinity: Nonsaline (0.0 to 1.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water capacity: Low (about 5.1 inches)

Typical profile

0 to 3 inches: Gravelly sandy loam

3 to 7 inches: Loam

7 to 24 inches: Loam

24 to 32 inches: Sandy loam

32 to 57 inches: Loam

57 to 70 inches: Gravelly loamy coarse sand

70 to 84 inches: Gravelly coarse sandy loam

Description of Encantado Setting

Landform: Eroded fan remnants

Landform position (two-dimensional): Backslope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Colluvium and slope alluvium derived from granite, gneiss, and schist over residuum weathered from granitic fanglomerate and sandstone

Properties and qualities

Slope: 10 to 25 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained

Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 30 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water capacity: Very low (about 2.5 inches)

Typical profile

0 to 3 inches: Very gravelly sandy loam

3 to 9 inches: Very gravelly loam

9 to 22 inches: Very gravelly coarse sandy loam

22 to 33 inches: Gravelly loamy coarse sand

33 to 45 inches: Very gravelly loamy coarse sand

45 to 54 inches: Very gravelly loamy coarse sand

54 to 63 inches: Gravelly loamy sand

63 to 85 inches: Very gravelly loamy sand

202—Alire loam, 2 to 6 percent slopes

Map Unit Setting

Elevation: 6,100 to 7,400 feet

Mean annual precipitation: 13 to 15 inches

Mean annual air temperature: 47 to 50 degrees F

Frost-free period: 140 to 160 days

Map Unit Composition

Alire and similar soils: 90 percent

Description of Alire Setting

Landform: Eroded fan remnants

Landform position (two-dimensional): Summit

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived granite, gneiss, schist, loess, and volcanic ash

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 40 percent

Gypsum, maximum content: 1 percent

Maximum salinity: Nonsaline to slightly saline (2.0 to 8.0 mmhos/cm)

Sodium adsorption ratio, maximum: 13.0

Available water capacity: High (about 9.7 inches)

Typical profile

0 to 2 inches: Loam

2 to 8 inches: Clay loam

8 to 15 inches: Clay loam

15 to 28 inches: Clay loam

28 to 45 inches: Loam

45 to 57 inches: Gravelly loam

57 to 71 inches: Gravelly sandy loam

71 to 105 inches: Gravelly sandy loam

203—Buckhorse-Altazano complex, 2 to 8 percent slopes, flooded

Map Unit Setting

Elevation: 5,700 to 7,500 feet

Mean annual precipitation: 13 to 15 inches

Mean annual air temperature: 47 to 50 degrees F

Frost-free period: 140 to 160 days

Map Unit Composition

Buckhorse and similar soils: 55 percent

Altazano and similar soils: 35 percent

Description of Buckhorse Setting

Landform: Eroded fan remnants

Landform position (two-dimensional): Toeslope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Slope alluvium derived from granite, gneiss, schist, granitic sandstone, fanglomerate, and mudstone

Properties and qualities

Slope: 2 to 8 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 15 percent

Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water capacity: Moderate (about 6.3 inches)

Typical profile

0 to 4 inches: Coarse sandy loam

4 to 11 inches: Coarse sandy loam

11 to 22 inches: Loam

22 to 37 inches: Loam

37 to 49 inches: Fine sandy loam

49 to 61 inches: Sandy loam

61 to 83 inches: Gravelly coarse sand

Description of Altazano Setting

Landform: Inset fans on eroded fan remnants

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Slope alluvium derived from granite, gneiss, schist, granitic sandstone, fanglomerate, and mudstone

Properties and qualities

Slope: 2 to 8 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: Frequent

Frequency of ponding: None

Calcium carbonate, maximum content: 20 percent

Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water capacity: Low (about 5.7 inches)

Typical profile

0 to 2 inches: Gravelly sandy loam

2 to 8 inches: Gravelly coarse sandy loam

8 to 19 inches: Very gravelly loamy coarse sand

19 to 29 inches: Gravelly sandy loam

29 to 46 inches: Loam
46 to 65 inches: Loam
65 to 74 inches: Gravelly coarse sandy loam
74 to 90 inches: Gravelly loamy coarse sand

204—Altazano loamy sand, 0 to 2 percent slopes, flooded

Map Unit Setting

Elevation: 6,100 to 7,400 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 140 to 160 days

Map Unit Composition

Altazano and similar soils: 85 percent

Description of Altazano Setting

Landform: Flood plains on valley floors
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from granite, gneiss, schist, granitic sandstone, fanglomerate, and mudstone

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 22 to 30 inches to abrupt textural change; 22 to 30 inches to strongly contrasting textural stratification
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline (0.0 to 1.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water capacity: Very low (about 2.2 inches)

Typical profile

0 to 3 inches: Loamy sand
3 to 8 inches: Fine sandy loam
8 to 12 inches: Loamy sand
12 to 18 inches: Stratified sandy loam to loam

18 to 26 inches: Gravelly loamy coarse sand
26 to 29 inches: Loam
29 to 36 inches: Loam
36 to 58 inches: Loam
58 to 76 inches: Gravelly coarse sandy loam
76 to 92 inches: Gravelly coarse sand

205—Nazario gravelly loam, 2 to 8 percent slopes

Map Unit Setting

Elevation: 6,200 to 7,400 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 140 to 160 days

Map Unit Composition

Nazario and similar soils: 90 percent

Description of Nazario Setting

Landform: Eroded fan remnants
Landform position (two-dimensional): Summit
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Alluvium derived from granite, gneiss, schist, and loess over residuum weathered from granitic fanglomerate and sandstone

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: 20 to 28 inches to strongly contrasting textural stratification
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 2.7 inches)

Typical profile

0 to 2 inches: Gravelly loam
2 to 7 inches: Gravelly loam
7 to 15 inches: Gravelly loam
15 to 24 inches: Gravelly loam

24 to 43 inches: Very gravelly loamy coarse sand
43 to 52 inches: Gravelly loamy coarse sand
52 to 67 inches: Coarse sand
67 to 94 inches: Gravelly coarse sand

208—Alire-Urban land complex, 2 to 8 percent slopes

Map Unit Setting

Elevation: 6,400 to 7,400 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 140 to 160 days

Map Unit Composition

Alire and similar soils: 50 percent
Urban land: 40 percent

Description of Alire Setting

Landform: Eroded fan remnants
Landform position (two-dimensional): Summit
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from granite, gneiss, schist, and loess

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 40 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Nonsaline to slightly saline (2.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum: 13.0
Available water capacity: High (about 9.3 inches)

Typical profile

0 to 4 inches: Loam
4 to 11 inches: Clay loam
11 to 20 inches: Clay loam
20 to 27 inches: Loam

27 to 42 inches: Loam
42 to 51 inches: Gravelly loam
51 to 69 inches: Gravelly loam
69 to 95 inches: Gravelly loam
95 to 99 inches: Gravelly sandy loam

Description of Urban Land Setting

Landform: Eroded fan remnants

Down-slope shape: Linear

Across-slope shape: Linear

215—Predawn-Urban land complex, 1 to 4 percent slopes

Map Unit Setting

Elevation: 6,400 to 7,300 feet

Mean annual precipitation: 13 to 15 inches

Mean annual air temperature: 47 to 50 degrees F

Frost-free period: 140 to 160 days

Map Unit Composition

Predawn and similar soils: 60 percent

Urban land: 30 percent

Description of Predawn Setting

Landform: Eroded fan remnants

Landform position (two-dimensional): Summit

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from granite, gneiss, schist, loess, and volcanic ash

Properties and qualities

Slope: 1 to 4 percent

Depth to restrictive feature: 4 to 6 inches to abrupt textural change; 4 to 6 inches to strongly contrasting textural stratification

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 50 percent

Gypsum, maximum content: 1 percent

Maximum salinity: Nonsaline to slightly saline (2.0 to 8.0 mmhos/cm)

Sodium adsorption ratio, maximum: 13.0

Available water capacity: Very low (about 0.8 inches)

Typical profile

0 to 5 inches: Loam
5 to 10 inches: Clay
10 to 16 inches: Clay loam
16 to 23 inches: Clay loam
23 to 28 inches: Loam
28 to 34 inches: Loam
34 to 48 inches: Loam
48 to 73 inches: Loam
73 to 88 inches: Loam
88 to 100 inches: Sandy loam

Description of Urban Land Setting

Landform: Eroded fan remnants
Down-slope shape: Linear
Across-slope shape: Linear

216—Dondiego loam, 1 to 3 percent slopes

Map Unit Setting

Elevation: 6,100 to 7,400 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 140 to 160 days

Map Unit Composition

Dondiego and similar soils: 85 percent

Description of Dondiego Setting

Landform: Stream terraces on valley floors
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from granite, gneiss, schist, and loess

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Very rare
Frequency of ponding: None
Calcium carbonate, maximum content: 3 percent
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0

Available water capacity: Moderate (about 8.2 inches)

Typical profile

0 to 2 inches: Loam

2 to 9 inches: Loam

9 to 22 inches: Loam

22 to 28 inches: Loam

28 to 36 inches: Sandy loam

36 to 48 inches: Loam

48 to 59 inches: Loam

59 to 69 inches: Gravelly sandy loam

69 to 85 inches: Gravelly loamy coarse sand

85 to 102 inches: Stratified gravelly loamy coarse sand to sandy loam

EXISTING ACCESS AND TRAFFIC CIRCULATION

The principal access to the subdivision is from US 285. The New Mexico Department of Transportation provided for an improved intersection access as part of the widening improvements for US 285. The Acote roadway aligns with Jacinto Road on the west side of US 285. Camino Acote has been constructed as a 24 foot asphalt surfaced roadway through a portion of Tract 15A-2. The paved section of the Camino Acote terminates at the eastern end of the existing roadway shown on the preliminary development plan.

PHASING

The subdivision is to be completed in four phases over an eight year period, with the first phase to begin in 2014 and the final phase to be complete in the year 2022. The detailed phasing plan can be found in sheet P-6 of the plan set.

RELATIONSHIP TO US 285 HIGHWAY CORRIDOR ORDINANCE

The US 285 South Central Highway Corridor Zoning Ordinance calls for mandatory setbacks of 100 feet from US 285 and recommended setbacks of 160 feet. A 160 foot setback from the right-of-way along US 285 has been established and is in compliance with the recommended standard of the US 285 Highway Corridor Ordinance. All lots have a fifty foot setback from property lines to comply with recorded covenants for the other developments in Lot 15.

FLOODPLAIN SETBACKS

A seventy-five foot setback has been provided from floodplain located on encumbered lots in compliance with the current Terrain Management Regulations. The flooding area is so shallow that top of bank cannot be defined and the edge of the floodway is used to determine the setback.

School Impact

There is currently an elementary and middle school in Eldorado on Avenida Vista Grande and Avenida Torreon. This public school serves the larger Eldorado area and other lands to the south. Cielo Colorado would be served by Santa Fe High School. The number of public school age children is estimated below based on the 24 residential lots. The formula for students per household was provided by Architectural Research Consultants which is the demographic consultant to the Santa Fe Public Schools.

School level	Students per Household	No. of Lots	Number of Students
Elementary	.42	24	10
Middle school	.12	24	3
High School	.19	24	<u>5</u>
Total			18

The majority of households in Lot 15 are retirees and the actual number of students will be less than estimated above.

A letter from the Santa Fe Public Schools is attached as Appendix E.

FUTURE UTILITIES

Water

This subject project is located within the service area of the Eldorado Area Water and Sanitation District. Water was extended into tract 15A-2 to serve the 25 lot subdivision created in 2002-. Since that time water has been extended into the larger lot area with the 8 inch water line terminating on Camino Acote at the eastern boundary of the property. The water line will be extended from its present terminus to the end of the cul-de-sac with a fire hydrant located in the cul-de-sac.

The eight inch line transitions to a 6 inch line just outside the eastern boundary of the preliminary plan. The six inch line is fed by a six inch line extending from Alma Drive located in the Ridges Subdivision. There is, therefore, some redundancy in the water system currently. The waterline will be extended to serve the new cul-de-sac and extension of the existing cul-de-sac

Cielo Colorado LLC currently pays for three meters that are located within the subject tract of land. This reduces the number of water meters needed for the development to 21.

A ready willing and able letter has been provided to Cielo Colorado LLC., for more services than currently needed. The Service Agreement will be modified to reflect the required number of water meters. The letter from EAWSD is found in Appendix F.

Wastewater

A central wastewater system does not exist in Eldorado for the residential development. Private on-site liquid waste systems are proposed for Cielo Colorado. Conventional septic tanks and leach fields will be used as the collection, treatment and disposal system. Every lot within the project has an area for the leach field with slopes of 15 percent or less. Each lot has soils that are adequate to accommodate a conventional wastewater treatment system.

The size of the septic tank and area for the leach field will be determined as part of the review for issuance of a building permit on each lot. The New Mexico Environment Department will issue the permit for the septic tank and leach field.

Electric

There is single phase underground electric line located within the developed section of Camino Acote. This underground line will be extended along the cul-de-sacs. According to information provided by PNM there is sufficient capacity in the electrical system to adequately provide service to the 24 lots within the development. A backbone system is proposed for electric service. The length of the driveways to the house sites may necessitate the placement of transformers near the house. The placement of transformers along the roadway is not practical in most instances.

Natural Gas

The existing lots within the Cielo Colorado subdivision are not served by natural gas. There are no plans to extend natural gas into the subdivision.

Telephone

There is an existing underground telephone line that runs north-south through the approximate mid-section of the development. It will be possible to run multiple telephone lines from this main line with extensions to the individual lots within the development.

There is capacity in the telephone system to satisfy the demand estimated for residential development within the project.

Design drawings for the telephone system will not be prepared until the subdivision is ready for construction. The exact method and location for the future telephone system is not currently available.

Comcast

Comcast is available within Eldorado. The line would have to be extended from off site for some distance to service the subdivision. A cost estimate has been provided for the developer and a determination will be made at the first phase of the project if it is cost effective to bring in this communication line to the property.

WATER BUDGET

Each lot will be limited to a maximum annual water use of .25 acre-feet. This provision will be specified in the Restrictive Covenants, Disclosure Statement and will be recorded with the Subdivision plat.

The total estimated annual water use is shown below:

$$24 \text{ lots} \times .25 \text{ ac. ft. /yr.} = 6.0 \text{ acre feet per year}$$

As pointed out in the report there are three existing meters on the property that are not currently being used.

The developer is required to pay a connection charge to receive water service from the EAWSD. This connection fee includes the cost of EAWSD acquiring the necessary water rights to serve the project. The developer has entered into a Service Agreement for guaranteed water service from EAWSD.

Water Conservation

Santa Fe County has aggressively pursued water conservation measures in the County, beginning in 2002. The water conservation regulations the County has adopted consist of the following:

2002 Mandates indoor and outdoor conservation, including water conserving plumbing fixtures (Ordinance 2002-13).

2003 Mandates water harvesting for residential dwellings with passive or active systems depending on size of dwelling (Ordinance 2003-6).

2006 The 2003 ordinance was amended to include mandatory water re-circulation hot water systems and insulation for hot water pipes (Ordinance 2006-8)

Santa Fe County has one of the more aggressive water conservation standards of any county in New Mexico. While water conservation was previously enforced through covenants imposed on residents within the subdivision the County has now mandated water conservation by law enforced at the time of building permit review. The covenants will specify compliance with the County's water conservation ordinances.

FIRE PROTECTION

There is a fire sub-station located at the intersection of the US 285 and the access road to the Transfer Station. The distance from the fire sub-station to the entrance of the proposed subdivision is 1,000 feet. There are three volunteer fire stations located in Eldorado. Station 1 is located on Avenida Vista Grande near Avenida Torreon and is equipped with two fire engines and 2 ambulances. Station 2 is located at Avenida Vista Grande and Casa del Oro and is equipped with two engines and one tanker. Station 3 is located off of Old Road North and US-285 at the Santa Fe County Transfer Station and is equipped with four engines. Station 3 is located within the closest distance to the Cielo Colorado Estates development.

DRAINAGE REGULATIONS

Ordinance 2008-10 of the County Land Development Code requires that certain drainage studies be conducted as part of the application. Jorge Gonzalez, PE has prepared a drainage plan consistent with the Code requirements for this application.

AFFORDABLE HOUSING

The current affordable housing regulations require that 8 percent of the market rate lots be constructed in the affordable ranges specified in the affordable housing ordinance. Eight percent of 24 is 1.92. Two affordable units are required for the Cielo Colorado. The location of the two affordable lots is shown on the development plan.

Two copies of the affordable housing plan are submitted under a separate cover along the development application.

FUTURE ACCESS AND TRAFFIC CIRCULATION

The only access to the property is from US 285, which is a federal highway facility, managed by the New Mexico Department of Transportation. The US 285 and Camino Acote/Jacinto intersection was improved as part of the widening of US 285. There are two protected left turn lanes in each direction with a substantial amount of stacking capacity.

A Traffic Impact Assessment was prepared by Jorge Gonzalez, PE as part of the master plan application. New Mexico Department of Transportation was notified of the reduction from 67 lots to 24 lots and responded that improvements to US 285 were not required by this development. Appendix G includes the last correspondence from NMDOT on Cielo Colorado Estates.

CIELO COLORADO ESTATES PRELIMINARY PLAN & PLAT



VICINITY MAP
1" = 1000'

TOWNSHIP 15N, RANGE 10E, SEC 20, 21 & 22

OWNERS:

CIELO COLORADO LAND COMPANY, LLC
ED DEZEVILLOS, MANAGING MEMBER
RT 5 BOX 360, CB
SANTA FE, NM 87501

CONSULTANTS:

JAMES W. SIEBERT & ASSOCIATES, INC.
PLANNING CONSULTANT
915 MERCER STREET
SANTA FE, NM 87505
(505) 963-5588

JORGE GONZALEZ, P.E.
ENGINEER
P.O. BOX 5483
SANTA FE, NM 87502
(505) 695-6008

HIGH DESERT SURVEYING
SURVEYOR
1925 ASPEN DRIVE, SUITE 401
SANTA FE, NM 87505
(505) 438-8094

PURPOSE STATEMENT

TO CREATE A 24 LOT RESIDENTIAL SUBDIVISION.

CONSENT OF OWNERS

ED DEZEVILLOS, CIELO COLORADO LAND COMPANY LLC, DATE _____

INDEX TO SHEETS

LIST OF SHEETS

SHEET NUMBER

PLANNING SHEETS

COVER SHEET _____ P-1
EXISTING CONDITIONS PLAN _____ P-2
EXISTING UTILITIES PLAN _____ P-3
TOPOGRAPHY, SLOPE & NATURAL DRAINAGE MAP _____ P-4
SOILS MAP _____ P-5
PRELIMINARY DEVELOPMENT & PHASING PLAN _____ P-6
DRY UTILITY PLAN _____ P-7
BUILDING EVALUATION PLAN _____ P-8
WASTEWATER PLAN _____ P-9

SURVEY SHEETS

PRELIMINARY PLAT _____ S-1~S-7

CML SHEETS

TERRAIN MANAGEMENT POST DEVELOPMENT _____ C-1
ROADWAY PLAN & PROFILE _____ C-2
CONSTRUCTION DETAILS _____ C-3
CONCEPTUAL WATER DISTRIBUTION PLAN _____ W-1
DOMESTIC WATER CONSTRUCTION DETAILS _____ W-2

COUNTY

APPROVED BY THE COUNTY DEVELOPMENT REVIEW COMMITTEE
AT THEIR MEETING OF _____ 2014.

CHAIRPERSON _____ DATE _____

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF
SANTA FE COUNTY AT THEIR MEETING OF _____ 2014.

CHAIRPERSON _____ DATE _____

ATTESTED BY COUNTY CLERK _____ DATE _____

COUNTY REVIEW

COUNTY FIRE WARESHUL _____ DATE _____

PUBLIC WORKS _____ DATE _____

LAND USE ADMINISTRATOR _____ DATE _____

RURAL ADDRESSING

JAMES W. SIEBERT
AND ASSOCIATES, INC.

915 MERCER STREET • SANTA FE, NEW MEXICO 87505

(505) 963-5588 FAX (505) 968-7313



CIELO COLORADO
ESTATES

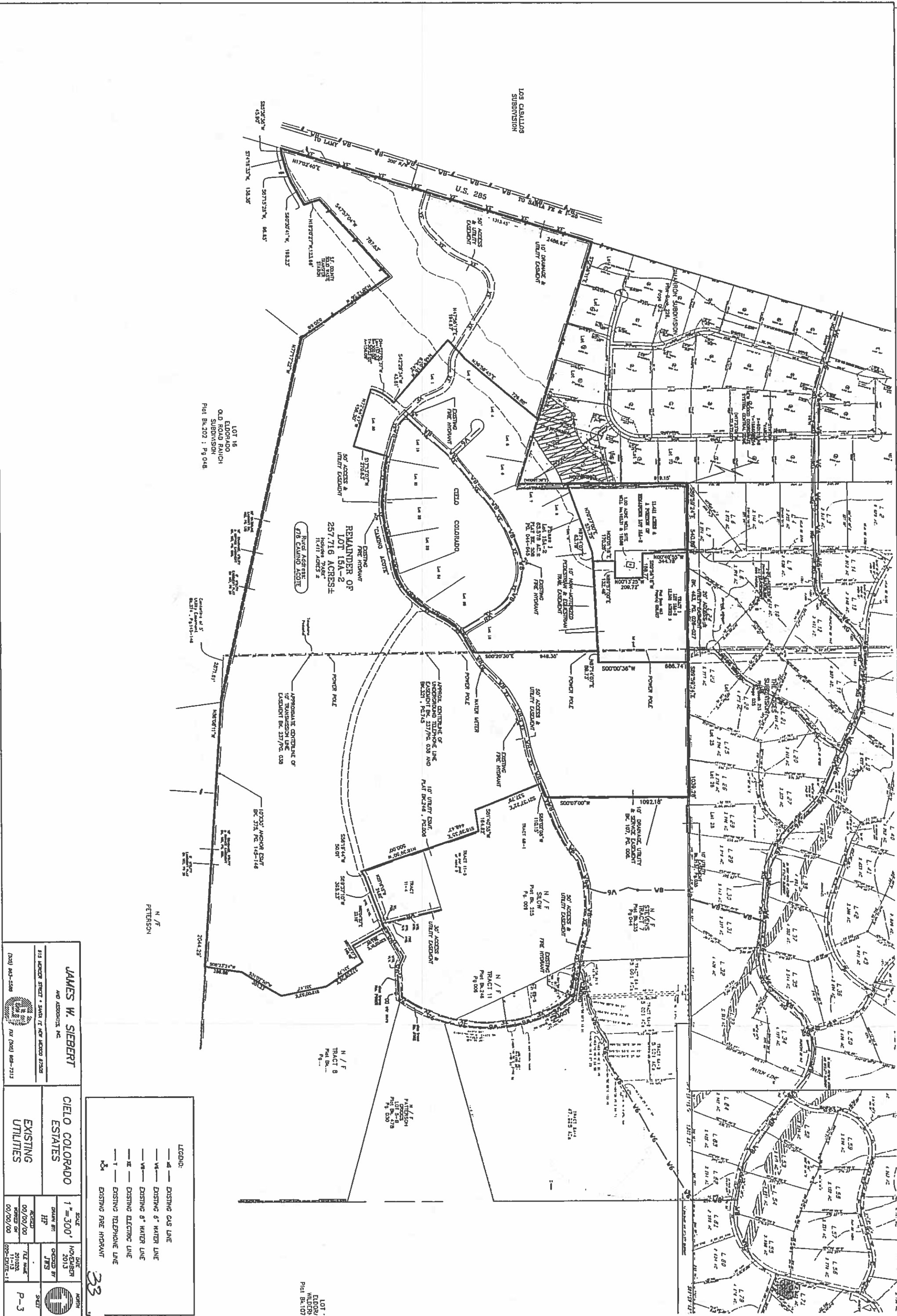
COVER SHEET

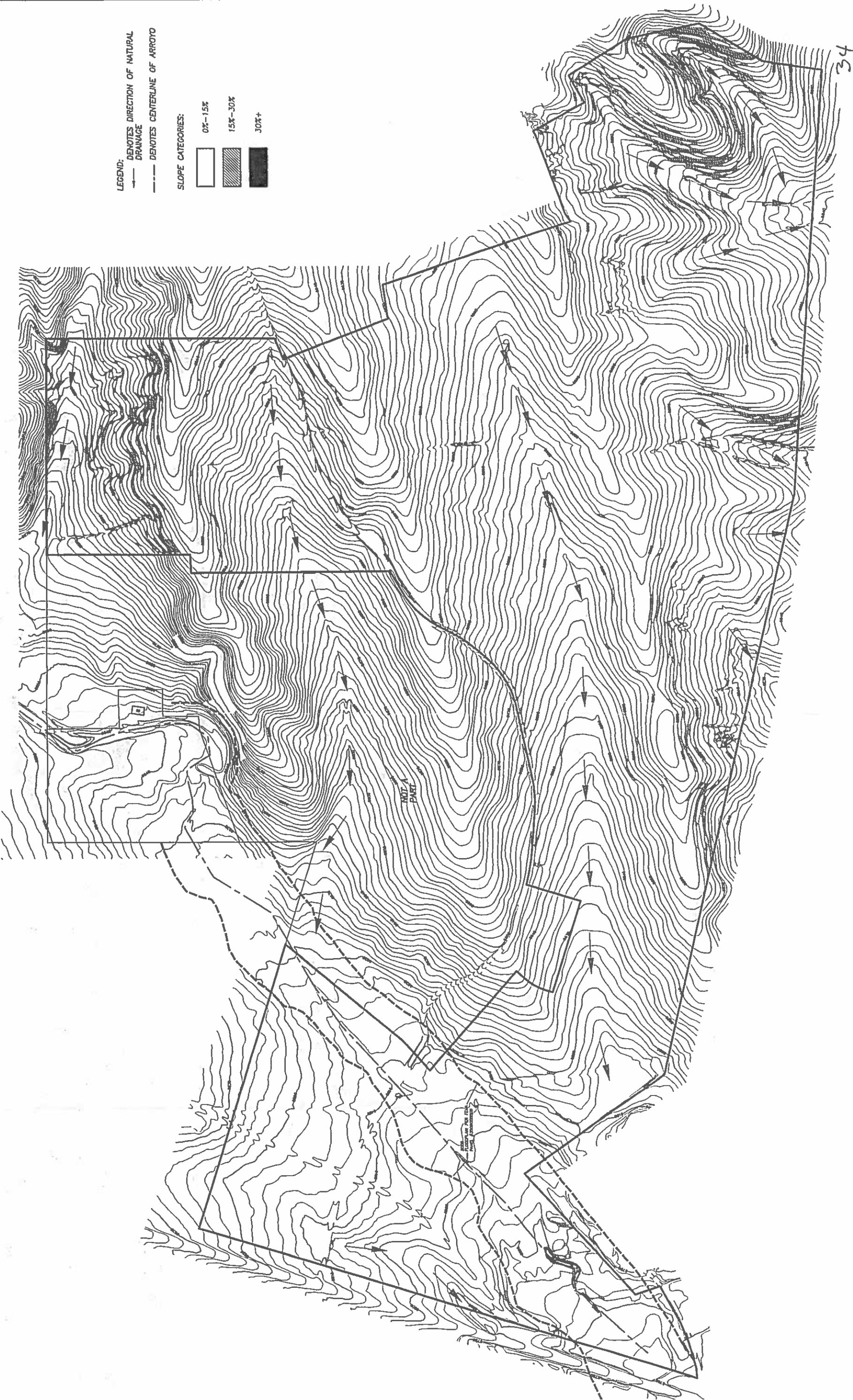
EXHIBIT

4

31

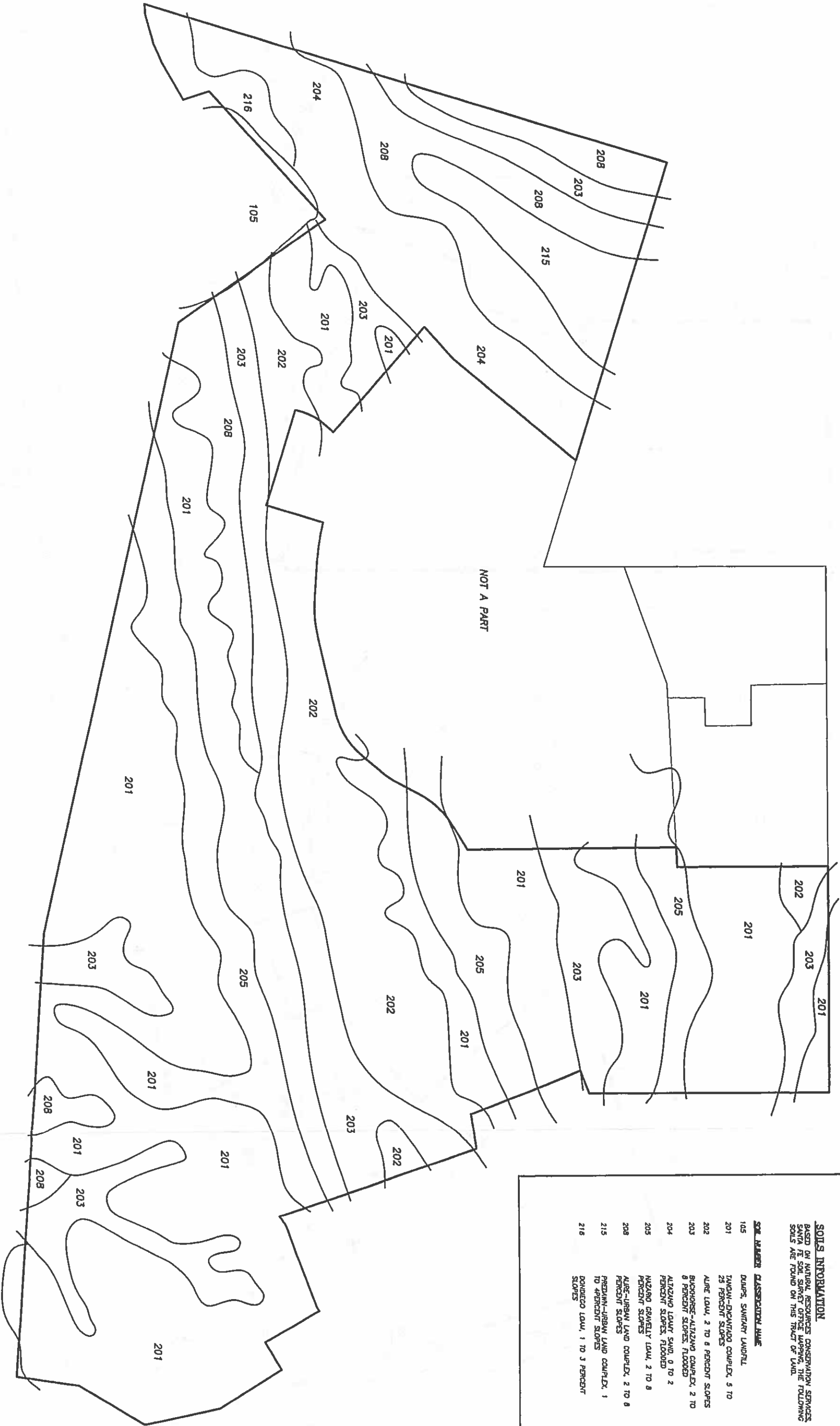
P-1





34

JAMES W. SIEBERT AND ASSOCIATES, INC.		CIELO COLORADO ESTATES		TOPOGRAPHY, SLOPE & NATURAL DRAINAGE MAP		NORTH	
815 MONROE STREET • SANTA FE, NEW MEXICO 87505		SCALE 1"=200'		DATE NOVEMBER 2013		SHEET P-4	
(505) 823-5325		DRAWN BY JWS		CHECKED BY JWS		FILE NAME 11-13-1020-TOPO-11	
FAX (505) 828-7313		REVISION 00/00/00		WORKED ON 00/00/00			

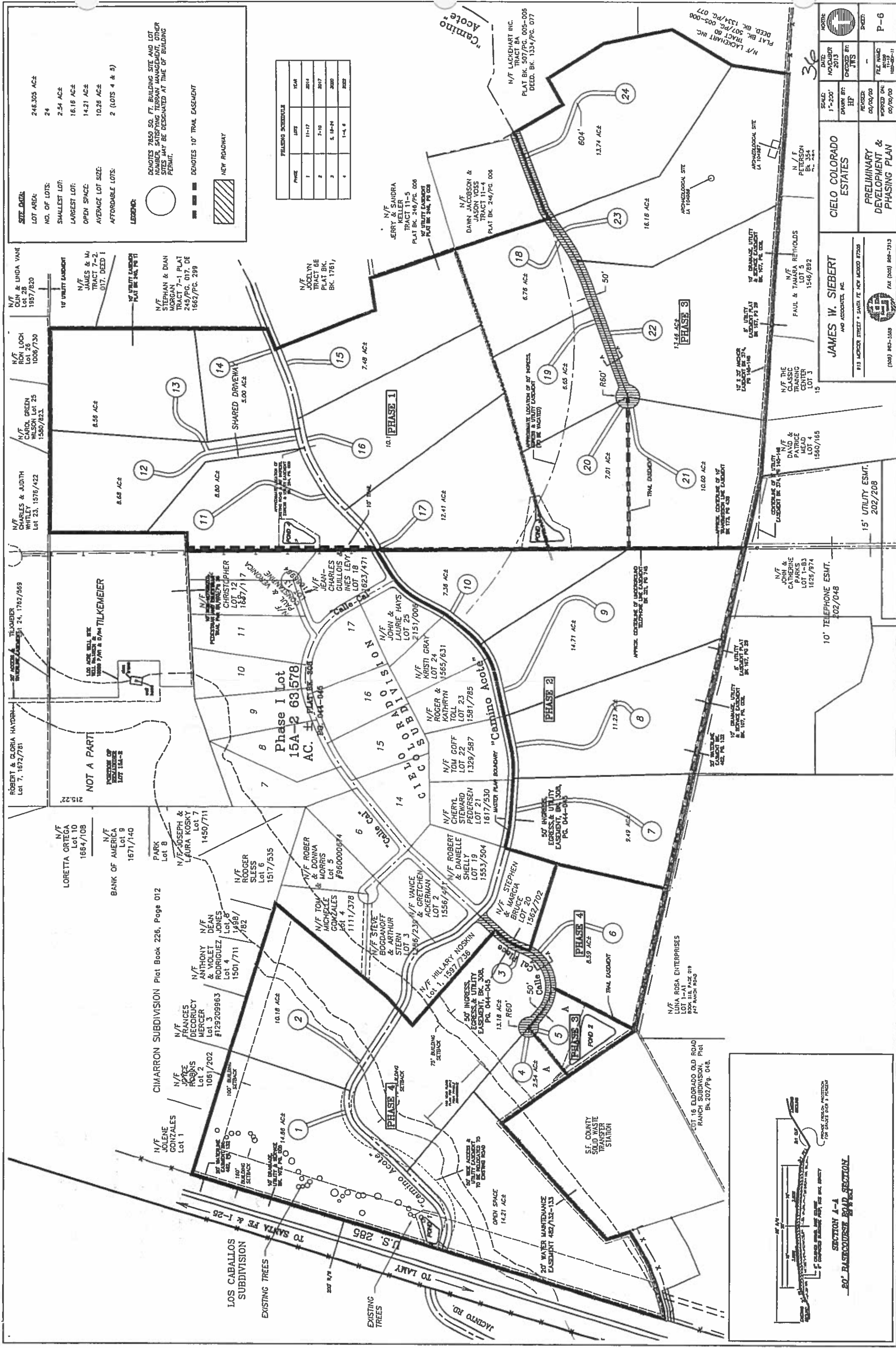


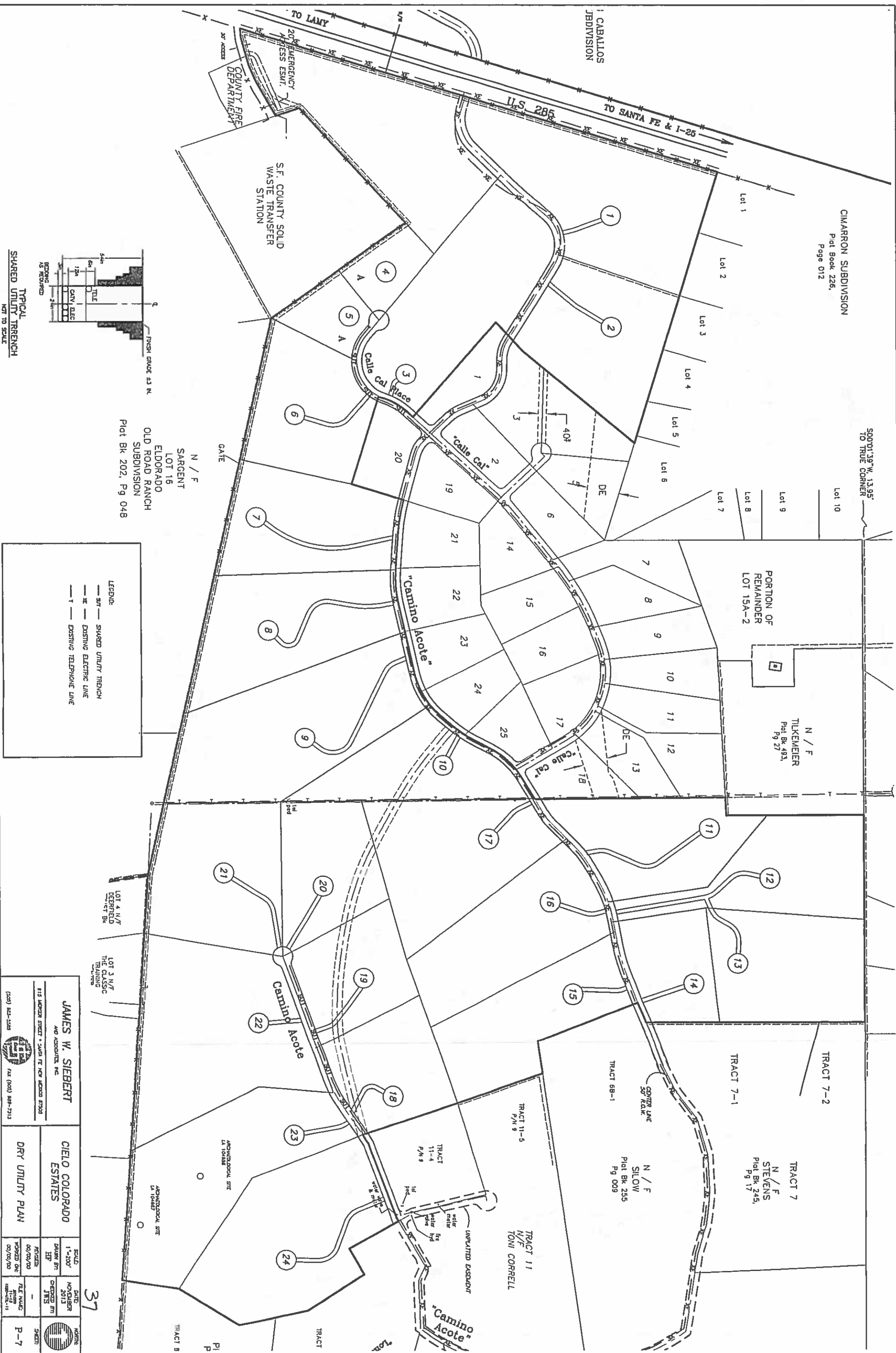
SOILS INFORMATION
BASED ON NATURAL RESOURCES CONSERVATION SERVICES
SANTA FE SOIL SURVEY OFFICE MAPPING, THE FOLLOWING
SOILS ARE FOUND ON THIS TRACT OF LAND.

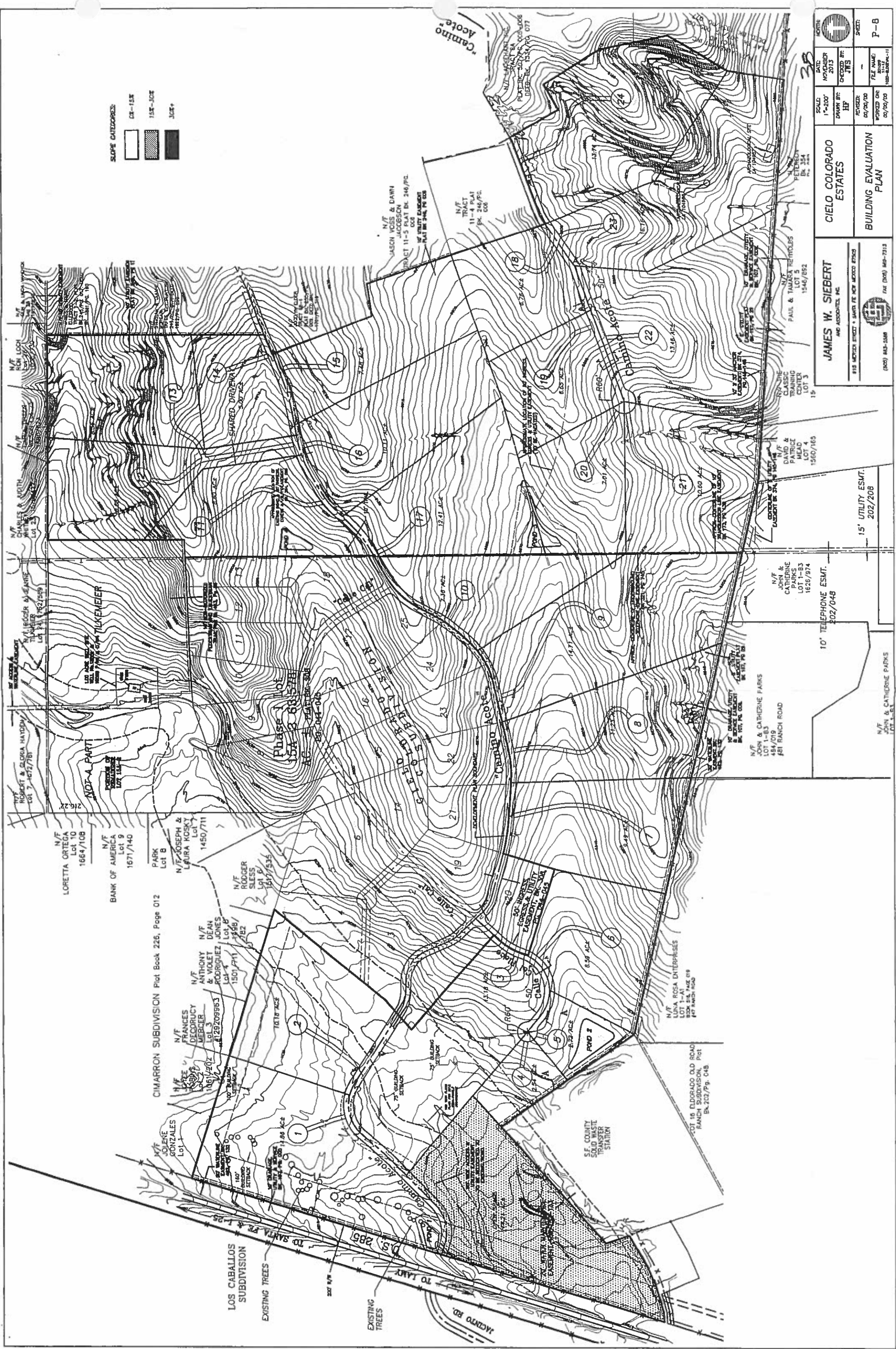
SOIL NUMBER CLASSIFICATION NAME	
105	DUMPS, SANITARY LANDFILL
201	TIENIA-GRACIANO COMPLEX, 5 TO 25 PERCENT SLOPES
202	ALURE LOAM, 2 TO 8 PERCENT SLOPES
203	BUCKHORSE-ALTIZANO COMPLEX, 2 TO 8 PERCENT SLOPES, FLOODED
204	ALTIZANO LOAMY SAND, 0 TO 2 PERCENT SLOPES, FLOODED
205	HAZARD GRANELLY LOAM, 2 TO 8 PERCENT SLOPES
208	ALURE-URBAN LAND COMPLEX, 2 TO 8 PERCENT SLOPES
215	PREDAUN-URBAN LAND COMPLEX, 1 TO 4 PERCENT SLOPES
216	DONDECO LOAM, 1 TO 3 PERCENT SLOPES

JAMES W. SIEBERT AND ASSOCIATES, INC.		CIELO COLORADO ESTATES	
815 LINDEN STREET • SANTA FE, NEW MEXICO 87505 (505) 833-5588 FAX (505) 838-7315		SOILS MAP	
SCALE 1"=200'	DATE NOVEMBER 2013	DRAWN BY JTS	FILE NAME 201020 11-13 09-2025-11
SOUTH			P-5

35

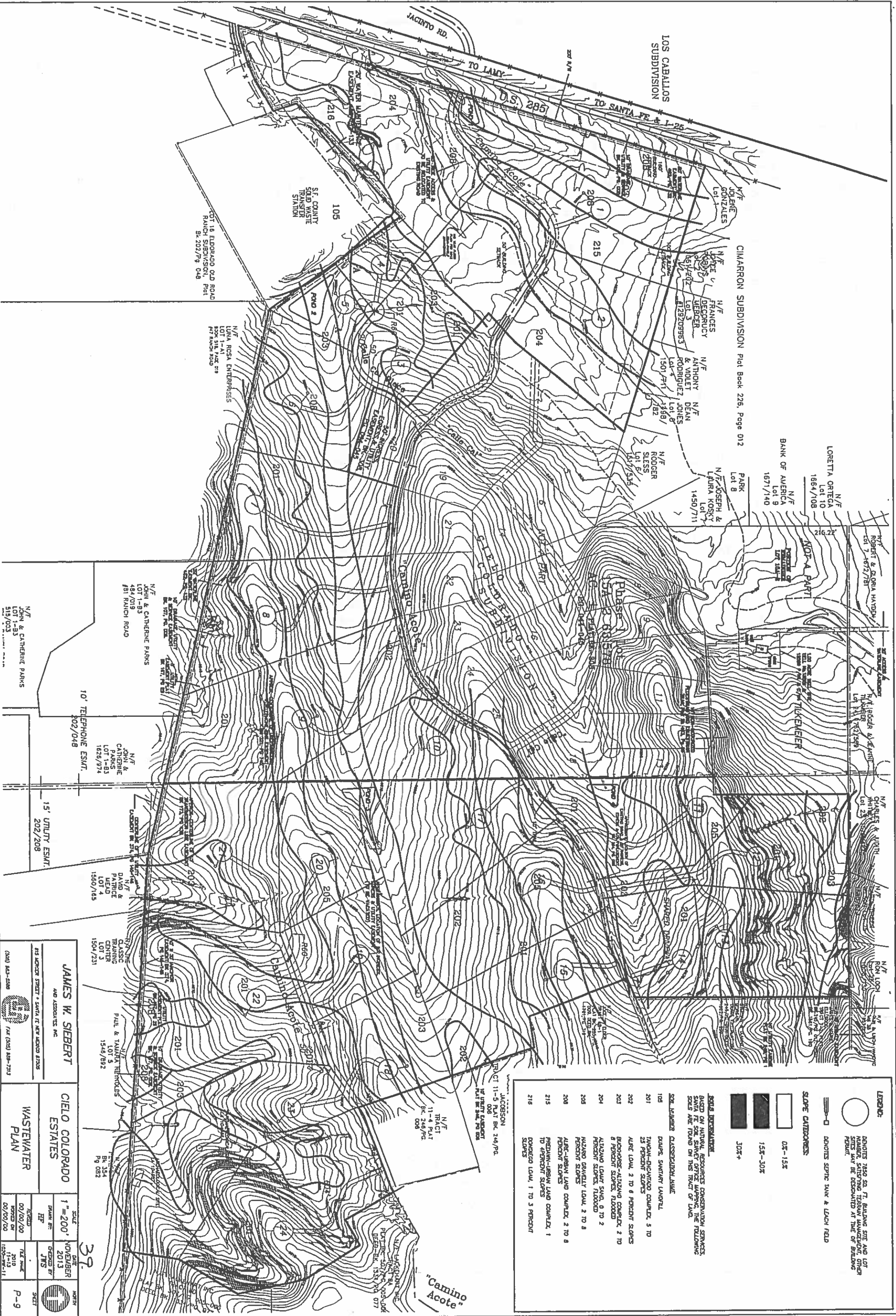






DATE: NOVEMBER 2013		SCALE: 1"=200'		DRAWN BY: HP		CHECKED BY: JWS		PROJECT: 00/00/00		WORKED ON: 00/00/00		DATE: 00/00/00		SHEET: P-8	
CIELO COLORADO ESTATES		BUILDING EVALUATION PLAN		JAMES W. SIEBERT AND ASSOCIATES, P.C.		1115 NORTH STREET • SANTA FE, NEW MEXICO 87505		(505) 833-5388		FAX (505) 838-7313					

10' TELEPHONE ESMT. 202/048		15' UTILITY ESMT. 202/208	
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SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS

COUNTY LAND USE ADMINISTRATION _____ REC CASE NUMBER _____
COUNTY TREASURER'S OFFICE _____ COUNTY REAL ADDRESSING _____
COUNTY DEVELOPMENT REVIEW COMMITTEE _____ DATE _____

Approved at The Board Of County Commissioners
meeting of _____

S.T.C. CHAIRMAN _____ DATE _____

COUNTY CLERK _____ DATE _____

FIRE MARSHAL _____ DATE _____

PUBLIC WORKS _____ DATE _____

SANTA FE COUNTY NOTES AND CONDITIONS

SOIL MATING: PURSUANT TO THE SANTA FE COUNTY LAND DEVELOPMENT CODE, THE SOILS RATING ON THIS PROPERTY IS DESIGNATED AS BEING MODERATELY SUSCEPTIBLE TO EROSION. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EROSION CONTROL MEASURES. THE ENVIRONMENTAL DEPARTMENT WILL REVIEW THE EROSION CONTROL MEASURES AND DETERMINE IF THEY ARE SUITABLE FOR A CONVENTIONAL SEPTIC SYSTEM OR IF AN ALTERNATIVE SYSTEM IS REQUIRED.

SANTA FE COUNTY'S APPROVAL OF THIS SURVEY PLAT DOES NOT INCLUDE THE CONSTRUCTION OF THE PRIVATE EASEMENT (S) OR ROAD (S) AS SHOWN, PRIOR TO THE CONSTRUCTION OF SAID PRIVATE EASEMENT (S) OR ROAD (S). IT IS REQUIRED THAT AN ADDITIONAL DEVELOPMENT PERMIT BE APPLIED FOR AND THEN APPROVED BY THE SANTA FE COUNTY LAND USE

THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING BUILDING PERMITS, HAVE NATURAL SCAPES OF BUILDING AREAS AND ROADSIDE DEVELOPMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EROSION CONTROL MEASURES. THE ENVIRONMENTAL DEPARTMENT WILL REVIEW THE EROSION CONTROL MEASURES AND DETERMINE IF THEY ARE SUITABLE FOR A CONVENTIONAL SEPTIC SYSTEM OR IF AN ALTERNATIVE SYSTEM IS REQUIRED.

THE SUBDIVISION DISCLOSURE STATEMENT FOR THESE TRACTS IS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDED IN BOOK _____ PAGES _____ AS DOCUMENT NO. _____.
MAINTENANCE OF ACCESS ROAD AND UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE CIELO COLORADO ROAD ASSOCIATION. THE CIELO COLORADO ROAD ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS ROAD AND UTILITY EASEMENTS. THE CIELO COLORADO ESTATES ROAD ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS ROAD AND UTILITY EASEMENTS.

EXISTING NATURAL DRAINAGEWAYS WILL NOT BE MODIFIED OR IMPAIRED BY THE DEVELOPMENT. THE DEVELOPMENT SHALL NOT IMPAIR HISTORIC FLOW RATES OR PATTERNS TO OR FROM THESE LOTS.

THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.

THESE LOTS ARE SUBJECT TO CC & R 'S RECORDED IN THE OFFICE OF THE COUNTY CLERK AS DOCUMENT NO. _____.
WASTE WATER IS DISPOSED BY INDIVIDUAL SEPTIC SYSTEMS.

UTILITIES SIGNATURES

CENTURY LINK	(PHONE)	DATE
PUBLIC SERVICE CO. OF NEW MEXICO	(ELEC)	DATE
NEW MEXICO GAS	(GAS)	DATE
CONCAST	(CABLE)	DATE
ELDORADO UTILITIES	(WATER)	DATE

FLOOD NOTES:

A PORTION OF THESE LOTS LIE WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.25 ANNUAL CHANCE FLOODPLAIN.
A PORTION OF THESE LOTS LIE WITHIN ZONE A, SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED.
FLOOD ZONE INFORMATION WAS TAKEN FROM FEMA FIRM #35048C2550E DATED DECEMBER 4, 2012.
NOTE THAT THE FLOOD ZONES REFERENCED ABOVE REVISE PREVIOUS FLOOD ZONE LOCATIONS FROM MAP DATED 11/4/881 DUE TO FEMA MAP REVISIONS DATED 6-17-08 AS NOTED. THE PREVIOUS LIMITS OF ZONE A, AS SHOWN HEREON, WERE GRANTED AS A DRAINAGE EASEMENT.
THERE IS A 25' "NO-BUILD" SETBACK FROM THE NATURAL EDGE OF DRAINAGEWAYS WITH A 100-YEAR STORM FLOW OF 100 CFS OR GREATER AND NON-FEMA APPROVED WITH DRAINAGE AREAS OF MORE THAN 30 ACRES. FROM PLAT OF NOTE 1A.
NOTE THAT THE "NO-BUILD" SETBACK IS HEREBY WIDENED TO 75' WITH THIS PLATTING.

PRELIMINARY PLAT FOR
" CIELO COLORADO ESTATES"
SUBDIVISION

LYING AND BEING SITUATE WITHIN
REMAINDER LOT 15A-2, OF
LOT 15 OF ELDORADO AT SANTA FE
WITHIN PROJECTED SECTIONS 20, 21, AND 22;
WITHIN A PORTION OF THE BISHOP JOHN LAMY GRANT,
T 15 N, R 10 E, NMPM, NORTH OF THE VILLAGE OF LAMY,
SANTA FE COUNTY, NEW MEXICO.
CONTAINING 257.716 ACRES ±

NOTES:

- 1) BASIS OF BEARINGS AND TIE DATA TAKEN FROM A PLAT TITLED "LOT SPLIT FOR RED SKY LAND AND CATTLE CO.", BY RICHARD A. HORRIS, PS 10377, FILED AT THE OFFICE OF THE SANTA FE COUNTY CLERK ON 8/29/94, AS DOC NO. 875,731, IN PLAT BOOK 284, PAGE 008.
- 1A) REFER TO A "SUMMARY REVIEW SUBDIVISION OF LOT 15A-2 FOR RED SKY LAND AND CATTLE L.L.C.", PREPARED BY DEAN L. SHRAIDER, PS 12451, ON 1/27/2002, FILED AT THE OFFICE OF THE SANTA FE COUNTY CLERK ON 1/27/2002, AS DOC NO. 1214,601, IN PLAT BOOK 307, PAGES 05-08.
- 2) REFER TO A PLAT TITLED "ELDORADO AT SANTA FE, COMPRISING PORTIONS OF THE CANON DE LOS ALAMOS AND BISHOP JOHN LAMY GRANTS, NEW MEXICO PLAT OF ADJACENT PARCELIZATION" DATED JANU, 1980, FILED AT THE OFFICE OF THE SANTA FE COUNTY CLERK ON 10/15/1981, IN PLAT BOOK 107, PAGE 008.
- 3) REFER TO A "20" EASEMENT FOR CONSTRUCTION, REPAIR, AND MAINTENANCE OF A WATER SYSTEM", SAID EASEMENT WAS RECORDED AT THE OFFICE OF THE SANTA FE COUNTY CLERK IN MISC. BOOK 482, PAGES 132-133.
- 4) REFER TO A "SUBSTITUTION OF EASEMENT", DATED 12/21/88, AS RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON 1/17/89, IN BOOK 637, PAGES 055-056.
- 5) (INTENTIONALLY OMITTED)
- 6) REFER TO A "20" WATERLINE EASEMENT WITHIN LOT 13, ELDORADO AT SANTA FE, RECORDED AT THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 484, PAGE 450.
- 7) REFER TO A "LOT SPLIT FOR RED SKY LAND & CATTLE CO." OF HITCHCOCK COUNTY, RECORDED AT THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 237, PAGE 038, IN PLAT BOOK 237, PAGE 038.
- 8) REFER TO A PLAT TITLED "CIELO COLORADO SUBDIVISION - PHASE 1" OF HITCHCOCK COUNTY, RECORDED AT THE OFFICE OF THE COUNTY CLERK'S OFFICE ON 6/30/95, IN PLAT BOOK 308, PAGES 044-045, AS DOC NO. 909,939.
- 9) REFER TO A PLAT TITLED "LOT SPLIT FOR TONY L. CARROLL" BY MITCHELL WOMAN, PS 6998, RECORDED AT THE OFFICE OF THE SANTA FE COUNTY CLERK ON 3-25-93, AS DOC NO. 808,527, IN PLAT BOOK 246, PAGE 006.
- 10) REFER TO A PLAT TITLED "SURVEY PLAT THE RIDGES A SUBDIVISION OF LOT 15A-1, ... PREPARED BY GARY E. DANSON, PS 7014, AND LOT 15A-2, ... PREPARED BY GARY E. DANSON, PS 7014, AND LOT 15A-3, ... PREPARED BY GARY E. DANSON, PS 7014, AND LOT 15A-4, ... PREPARED BY GARY E. DANSON, PS 7014, AND LOT 15A-5, ... PREPARED BY GARY E. DANSON, PS 7014, AND LOT 15A-6, ... PREPARED BY GARY E. DANSON, PS 7014, AND LOT 15A-7, ... PREPARED BY GARY E. DANSON, PS 7014, AND LOT 15A-8, ... PREPARED BY GARY E. DANSON, PS 7014, AND LOT 15A-9, ... PREPARED BY GARY E. DANSON, PS 7014, AND LOT 15A-10, ... PREPARED BY GARY E. DANSON, PS 7014, AND LOT 15A-11, ... PREPARED BY GARY E. DANSON, PS 7014, AND LOT 15A-12, ... PREPARED BY GARY E. DANSON, PS 7014, AND LOT 15A-13, ... PREPARED BY GARY E. DANSON, PS 7014, AND LOT 15A-14, ... PREPARED BY GARY E. DANSON, PS 7014, AND LOT 15A-15, ... PREPARED BY GARY E. DANSON, PS 7014, AND LOT 15A-16, ... PREPARED BY GARY E. DANSON, PS 7014, AND LOT 15A-17, ... 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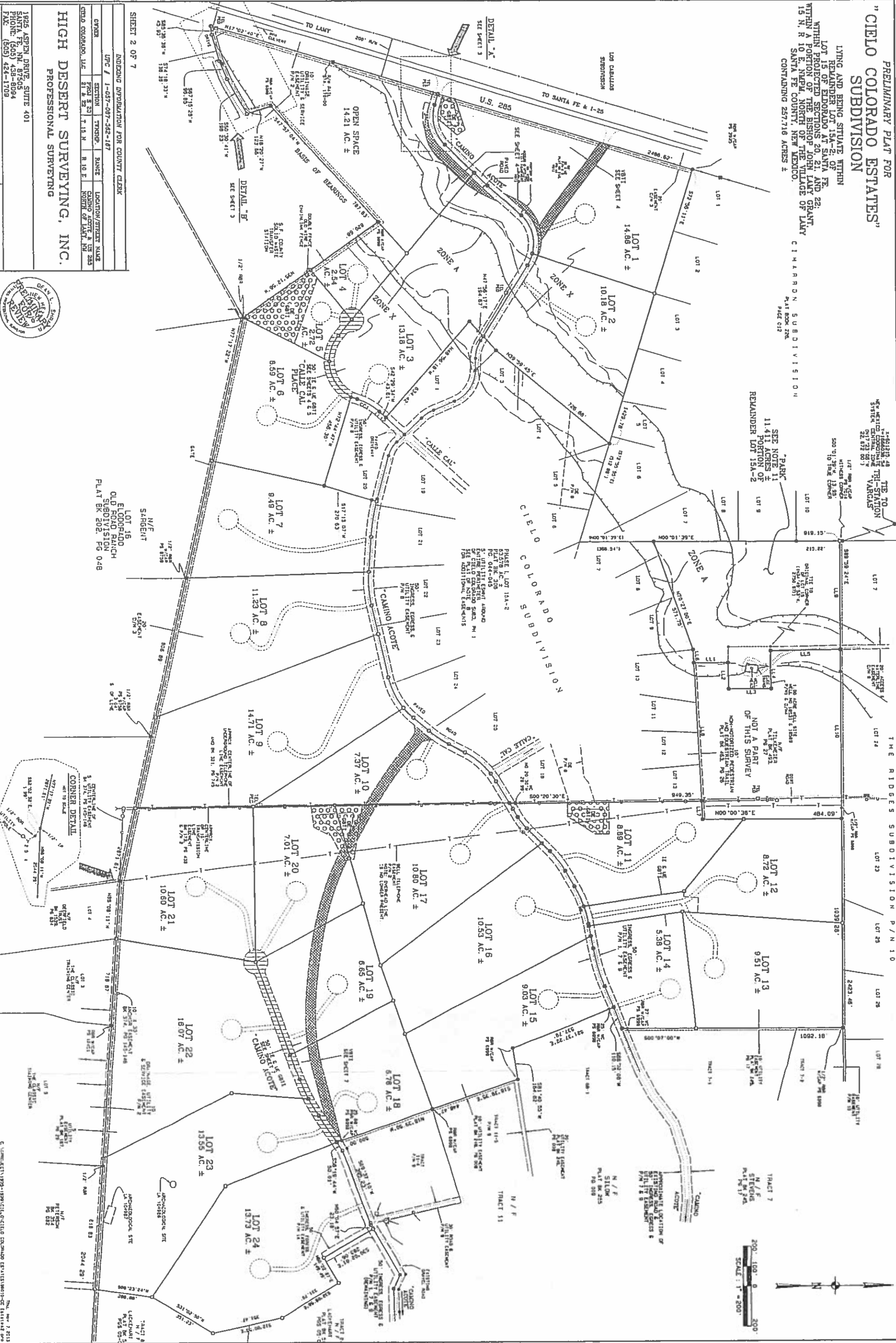
SUBDIVISION

LYING AND BEING SITUATE WITHIN
REMAINDER LOT 15A-2: OF
LOT 15 OF ELDORADO AT SANTA FE
IN PROJECTED SECTIONS 20, 21, AND
A PORTION OF THE BISHOP JOHN LAY
10 E. NMPA, NORTH OF THE VILLA
SANTA FE COUNTRY, NEW MEXICO.
CONTAINING 227.716 ACRES ±

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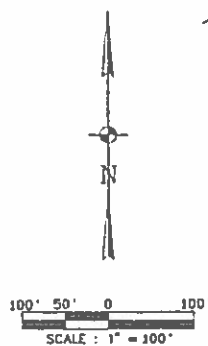
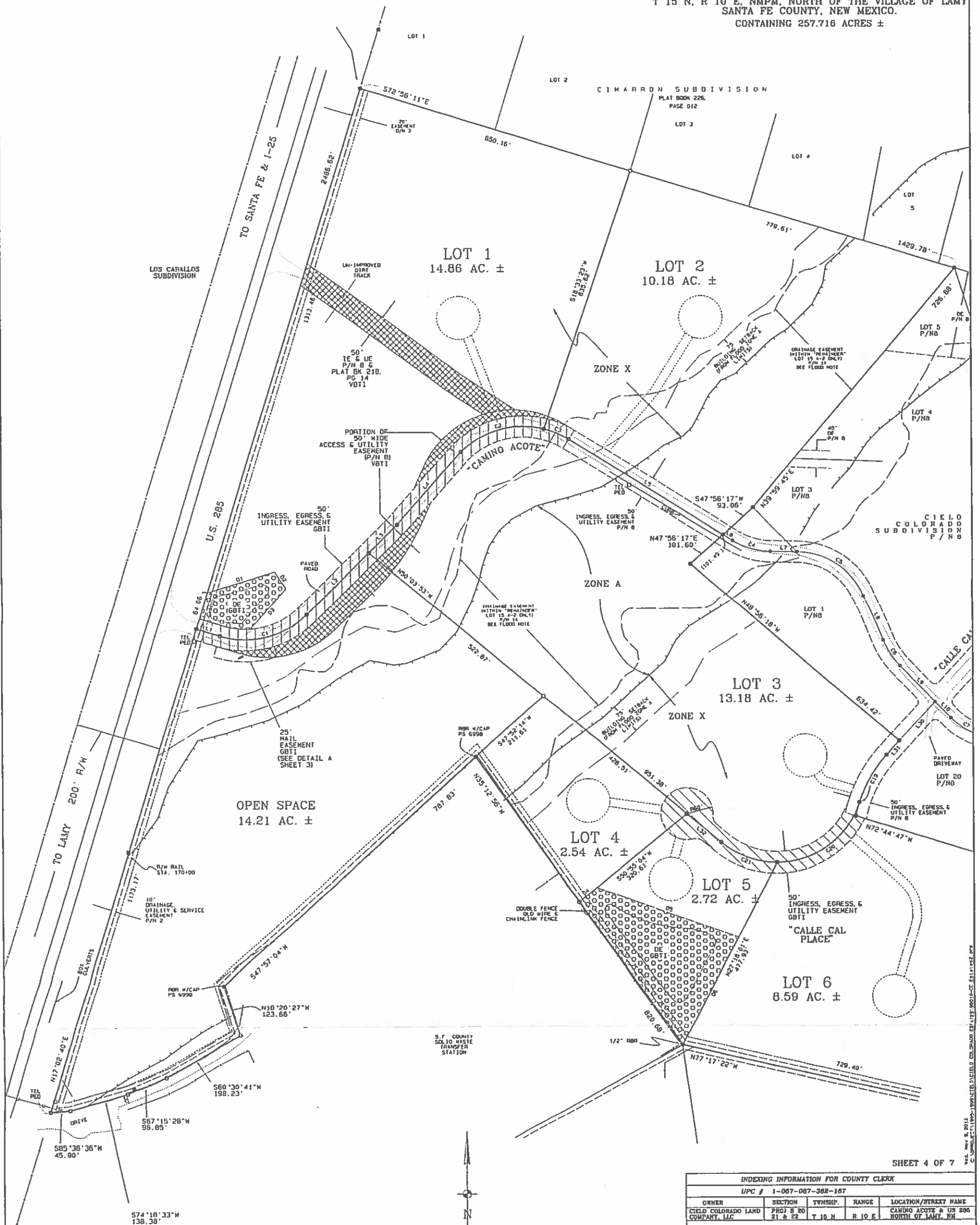
THE RIDGES SUBDIVISION P/N 10



17

PRELIMINARY PLAT FOR "CIELO COLORADO ESTATES" SUBDIVISION

LYING AND BEING SITUATE WITHIN
REMAINDER LOT 15A-2; OF
LOT 15 OF ELDORADO AT SANTA FE,
WITHIN PROJECTED SECTIONS 20, 21, AND 22;
WITHIN A PORTION OF THE BISHOP JOHN LAMY GRANT,
T 15 N, R 10 E, NMPM, NORTH OF THE VILLAGE OF LAMY
SANTA FE COUNTY, NEW MEXICO.
CONTAINING 257.716 ACRES ±

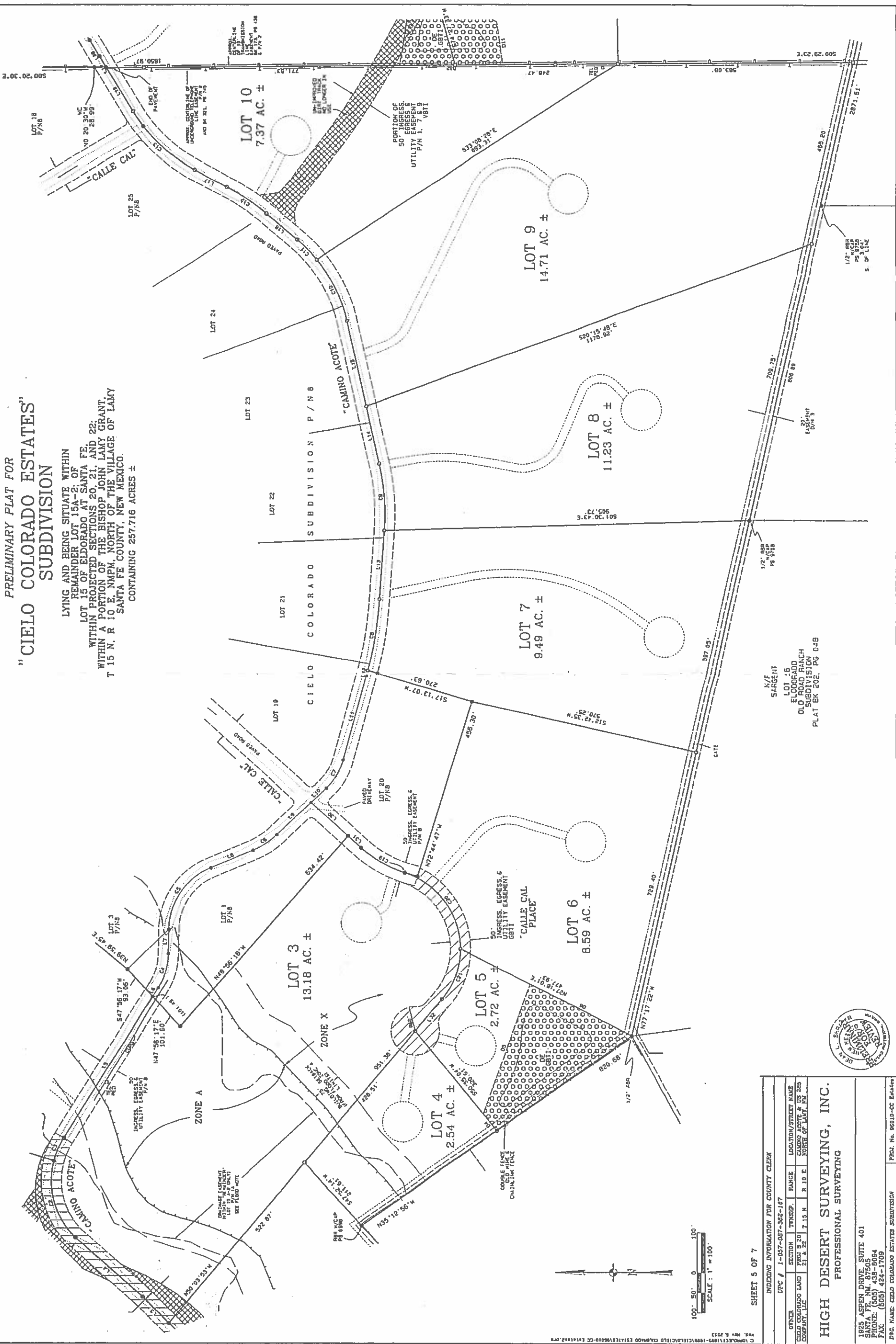


SHEET 4 OF 7

INDEXING INFORMATION FOR COUNTY CLERK				
UPC # 1-067-007-302-167				
OWNER	SECTION	TOWNSHIP	RANGE	LOCATION/STREET NAME
CIELO COLORADO LAND COMPANY, LLC	PROJ 8 50	T 15 N	R 10 E	CAMINO ACOTE & US 285 NORTH OF LAMY, NM
HIGH DESERT SURVEYING, INC. PROFESSIONAL SURVEYING				
1925 ASPEN DRIVE, SUITE 401 SANTA FE, NM. 87505 PHONE: (505) 438-8084 FAX: (505) 424-1709				
DWT, NAME: CIELO COLORADO ESTATES SUBDIVISION				PROJ. No. 06018-CC Estates

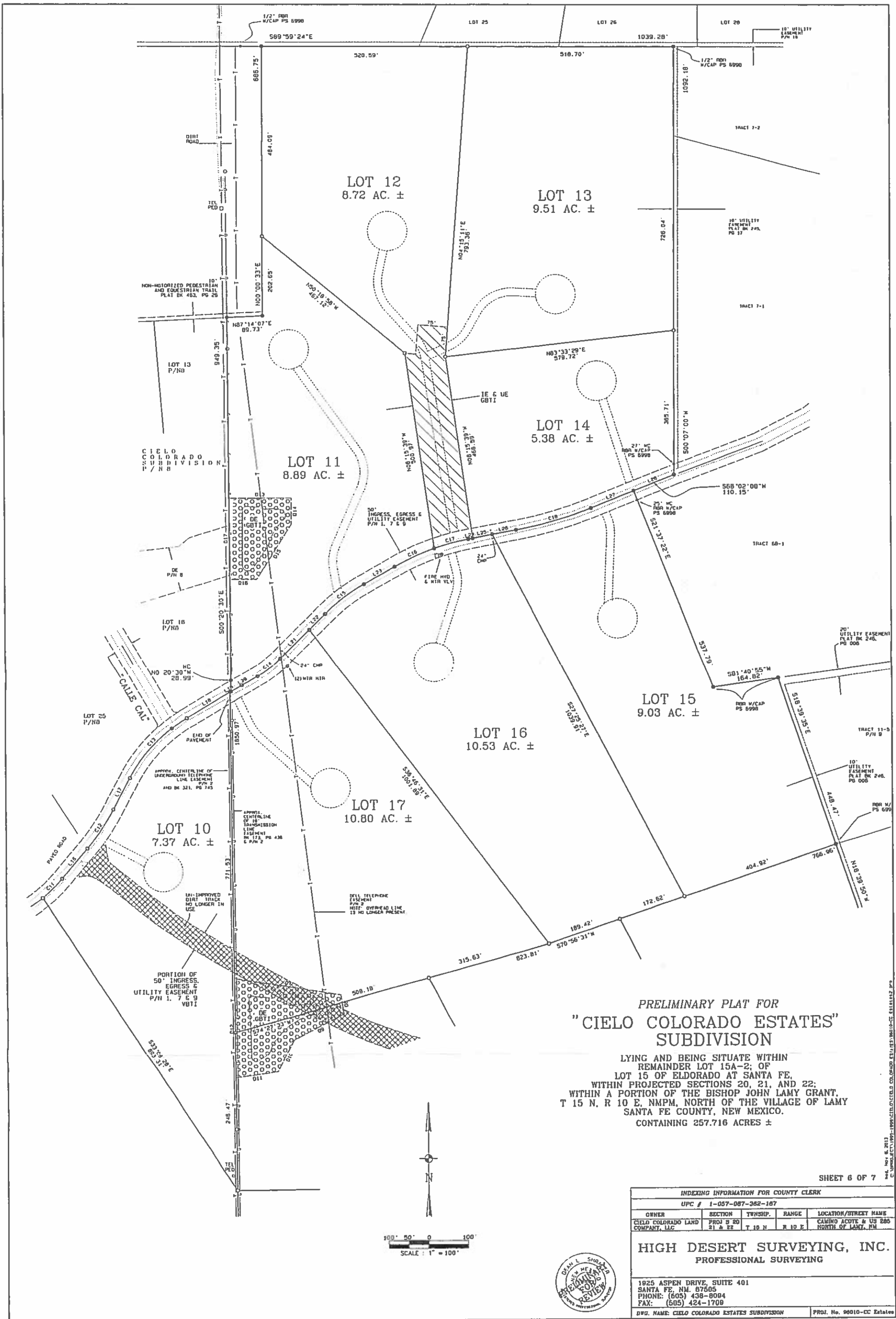
PRELIMINARY PLAT FOR
"CIELO COLORADO ESTATES"
SUBDIVISION

LYING AND BEING SITUATE WITHIN
REMAINDER LOT 15A-2, OF
LOT 15 OF ELDORADO AT SANTA FE,
WITHIN PROJECTED SECTIONS 20, 21, AND 22,
WITHIN A PORTION OF THE BISHOP JOHN LAMY GRANT,
T 15 N, R 10 E, NMPM, NORTH OF THE VILLAGE OF LAMY,
SANTA FE COUNTY, NEW MEXICO.
CONTAINING 257.716 ACRES ±



SHEET 5 OF 7

INDEXING INFORMATION FOR COUNTY CLERK				
UPC #	1-057-087-362-167	SECTION	T13S	R10E
OWNER	CIELO COLORADO LAND	SECTION	21 & 22	T13S R10E
LOCATION/STREET NAME	CAMINO ACOTE & US 28	RANGE	10 E	NORTH OF LAMY, NM
DATE	10/10/2013	DATE	10/10/2013	
HIGH DESERT SURVEYING, INC.				
PROFESSIONAL SURVEYING				
1925 ASPEN DRIVE, SUITE 401				
SANTA FE, NM 87505084				
PHONE: (505) 424-2109				
FAX: (505) 424-2109				
FIG. NAME	CIELO COLORADO ESTATES SUBDIVISION	FIG. No.	90110-CE Estates	



PRELIMINARY PLAT FOR
"CIELO COLORADO ESTATES"
SUBDIVISION

LYING AND BEING SITUATE WITHIN
REMAINDER LOT 15A-2; OF
LOT 15 OF ELDORADO AT SANTA FE,
WITHIN PROJECTED SECTIONS 20, 21, AND 22;
WITHIN A PORTION OF THE BISHOP JOHN LAMY GRANT,
SANTA FE COUNTY, NEW MEXICO.
CONTAINING 257.716 ACRES ±

SHEET 6 OF 7

INDEXING INFORMATION FOR COUNTY CLERK				
UPC # 1-057-087-382-187				
OWNER	SECTION	TOWNSHIP	RANGE	LOCATION/STREET NAME
CIELO COLORADO LAND COMPANY, LLC	PROJ 9 20 21 & 22	T 10 N	R 10 E	CAMINO ACOTE & US 285 NORTH OF LAMY, NM
HIGH DESERT SURVEYING, INC. PROFESSIONAL SURVEYING				
1925 ASPEN DRIVE, SUITE 401 SANTA FE, NM. 87505 PHONE: (505) 438-8094 FAX: (505) 424-1709				
DVG. NAME: CIELO COLORADO ESTATES SUBDIVISION				PROJ. No. 98010-CC Estates

LYING AND BEING SITUATE WITHIN
REMAINDER LOT 15A-2, OF
LOT 15 OF ELDORADO AT SANTA FE,
WITHIN PROJECTED SECTIONS 20, 21, AND 22;
WITHIN A PORTION OF THE BISHOP JOHN LAMY GRANT,
T 15 N, R 10 E, NMPM, NORTH OF THE VILLAGE OF LAMY
SANTA FE COUNTY, NEW MEXICO.
CONTAINING 257.716 ACRES ±

LYING AND BEING SITUATE WITHIN
REMAINDER LOT 15A-2; OF
LOT 15 OF ELDORADO AT SANTA FE
WITHIN PROJECTED SECTIONS 20, 21, AND
WITHIN A PORTION OF THE BISHOP JOHN LAM
T 15 N, R 10 E, NMPM, NORTH OF THE VILLAGE
SANTA FE COUNTY, NEW MEXICO.
CONTAINING 257.716 ACRES ±



SCALE: $1^\circ = 100^\circ$

2 OF 2 PAGES

HIGH DESERT SURVEYING, INC.
PROFESSIONAL SURVEYING

1925 ASPEN DRIVE, SUITE 401
SANTA FE, NM. 87505
PHONE: (505) 438-8094
FAX: (505) 424-1709

DRG. NAME: CIELO COLORADO ESTATES SUPERVISION

The diagram illustrates a cross-section of a pond berm. The berm is composed of several layers: a base layer of 'FILL & COMPACT AFTER PLACEMENT OF ROP-RAP', followed by a layer of 'WIRE ENCLOSED 6" TO 10" RIVER ROCK', and a top layer of 'TOP BERM'. The berm is shown with 'OVERFLOW' on both sides. A 'POUNDING AREA BOTTOM' is indicated at the base of the berm. The diagram includes dimensions: a horizontal distance of '10'-0" from the left edge to the top berm, and a vertical height of '6'-0" for the top berm. A 'WIRE' is shown encircling the rock layer. A 'POUNDING AREA' is indicated at the bottom of the berm. A 'WIRE' is shown encircling the rock layer. A 'POUNDING AREA' is indicated at the bottom of the berm.

DEVELOPMENT SITE ONLY: =	982344.20 SF	(22,251.3 AC.)
TIME OF CONCENTRATION: =	10.0 MIN	
UNIT DISCHARGE:	2.5 CFS/AC-IN	
100-YR RAINFALL:	1.8 IN	

	PREFERED DEVELOPMENT			POST DEVELOPMENT		
	CN	SP	%	CN	SP	%
UNDEVELOPED	72	9823346.70	100.00	72.00	9292344.20	94.63
34 ROOFS/PORTALS	85		0.00	0.00	1869000.00	1.71
NEW ROOFS/PORTALS	86		0.00		172650.00	1.65
WEDGEMNT CN:				72.00		72.89

RUNOFF:	1.32 IN	1.32
PEAK:	686,493 CFS	7716.553
VOLUME:	24,623 AC-FT	28,931 A
VOLUME:	1081120 CF	1129330
RETENANCE NEEDED:	47,440 CF	(RETENTION REQUIRED DUE TO INCREASED RUN-OFF ON NEW ROADWAY, ROADS AND DRIVEWAYS)
RETENANCE AVAILABLE:	30,882 CF	SUM OF POUNDS 1,2,3 AND 4
METHOD OF RETENANCE:	EXISTING PONDING WITH GARP OUTLETS AND OVERTOW	

NOTE: THIS DEVELOPMENT USES A RETROFILL RETENTION METHOD BY USE OF TYPAR (1) PORAGRAIDS TO PROVIDE RETENTION FOR ALL THE NEW ROAD STRUCTURE ROADS OF 2,000 SQ. FT. AND 14,000 SQ. FT. FOR EACH LOT. RETROFILL LOT RETENTION IS NOT NECESSARY.

THESE FIGURE (2) RETENTION POINTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION BY KEEPING THEM CLEAR OF TREES AND LANDSCAPING.







CONTOUR INTERVAL = 2 FEET

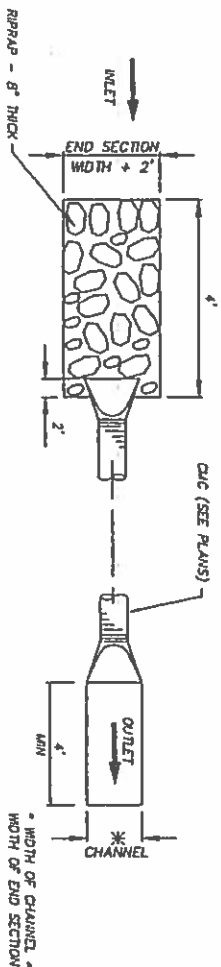
Graphic Scale 1" = 300'

Year	1990	1995	2000	2005	2010	2015	2020
Population (millions)	150	300	600	900			

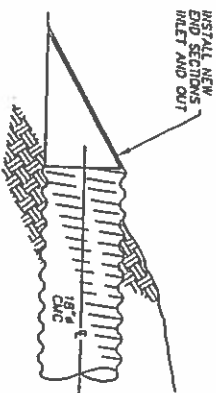
BUILDING SITES

54

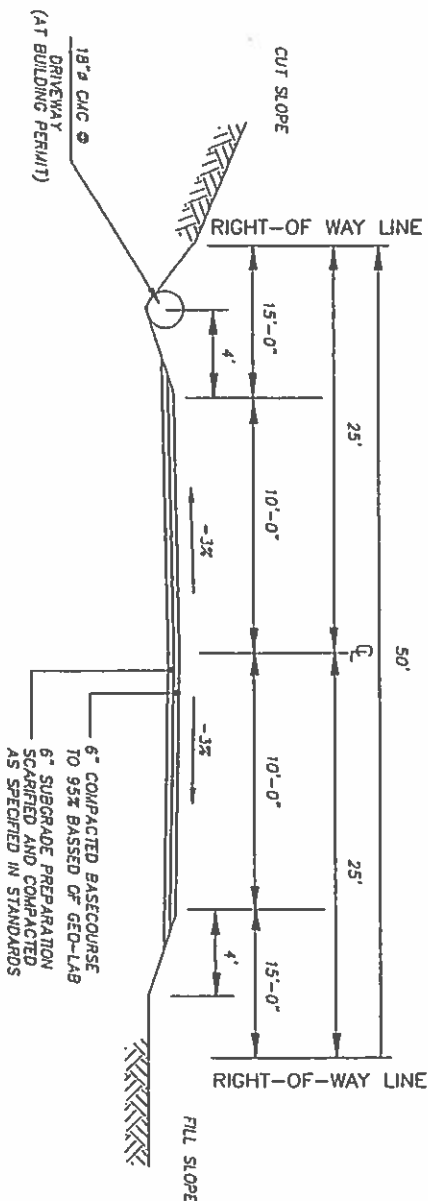
ENGINEER'S SEAL	
<p align="center">JAMES W. SIEBERT AND ASSOCIATES, INC.</p> <hr/> <p>815 MONROE STREET • SANTA FE, NEW MEXICO 87505</p>	
<p align="center">CIELO COLORADO REGIONAL PONDING</p> <p align="center">PRELIMINARY PLAN</p>	
DATE OCTOBER 2013	SCALE 1" = 300'
DRAWN BY J.G.	CHECKED BY J.G.
	N=47°
<p align="center">TERRAIN MANAGEMENT POST DEVELOPMENT</p>	
DESIGNED BY CE-1	FIELD DRAWN CE-1
REVISED ON 11/01/13	FIELD SCALE AS SHOWN
	N=47°
	N=47°



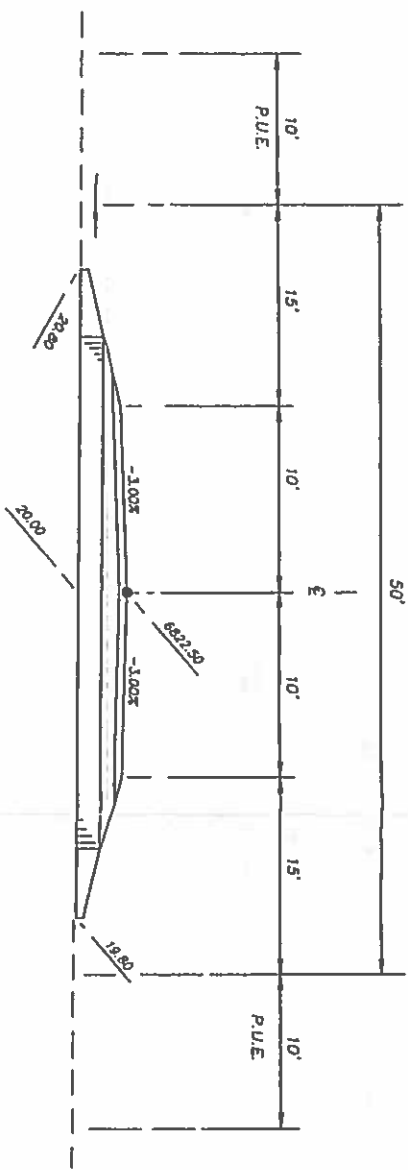
INLET AND OUTLET EROSION PROTECTION
NTS



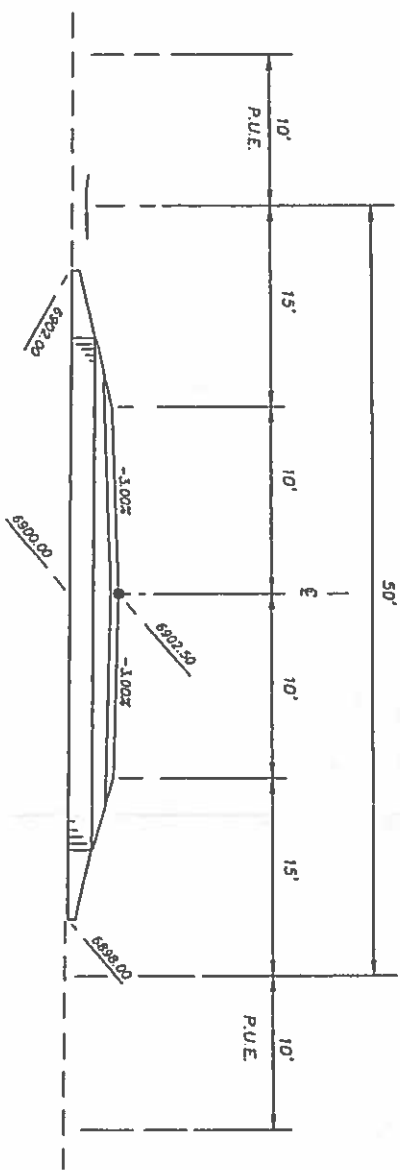
END SECTION DETAIL
NTS



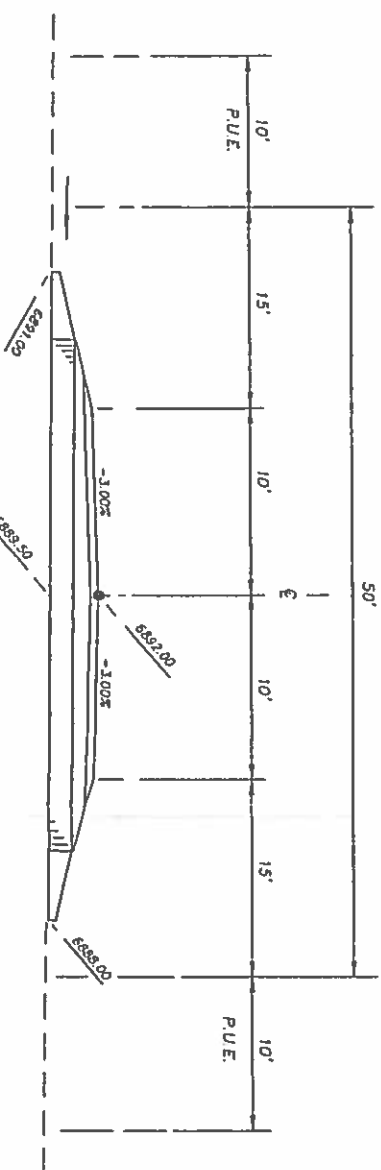
TYPICAL ROADWAY CROSS SECTION
NTS




CAL PLACE
NTS



CAMINO ACOTE
NTS



CAMINO ACOTE
NTS

		ENGINEER'S SEAL	
JAMES W. SEIBERT		CIELO	
AND ASSOCIATES, INC.		COLORADO	
7700 JORDAN STREET, SUITE 100, DENVER, CO 80231		PRELIMINARY PLAN	
(200) 444-1500		CONSTRUCTION	
FAX (200) 444-1500		DETAILS	
		SCALE	
		DATE	
		OCTOBER 2013	
		SHOWN	
		C-3	

EAWSO WATER MAIN, FIRE HYDRANT AND APPURTENANTS GENERAL NOTES

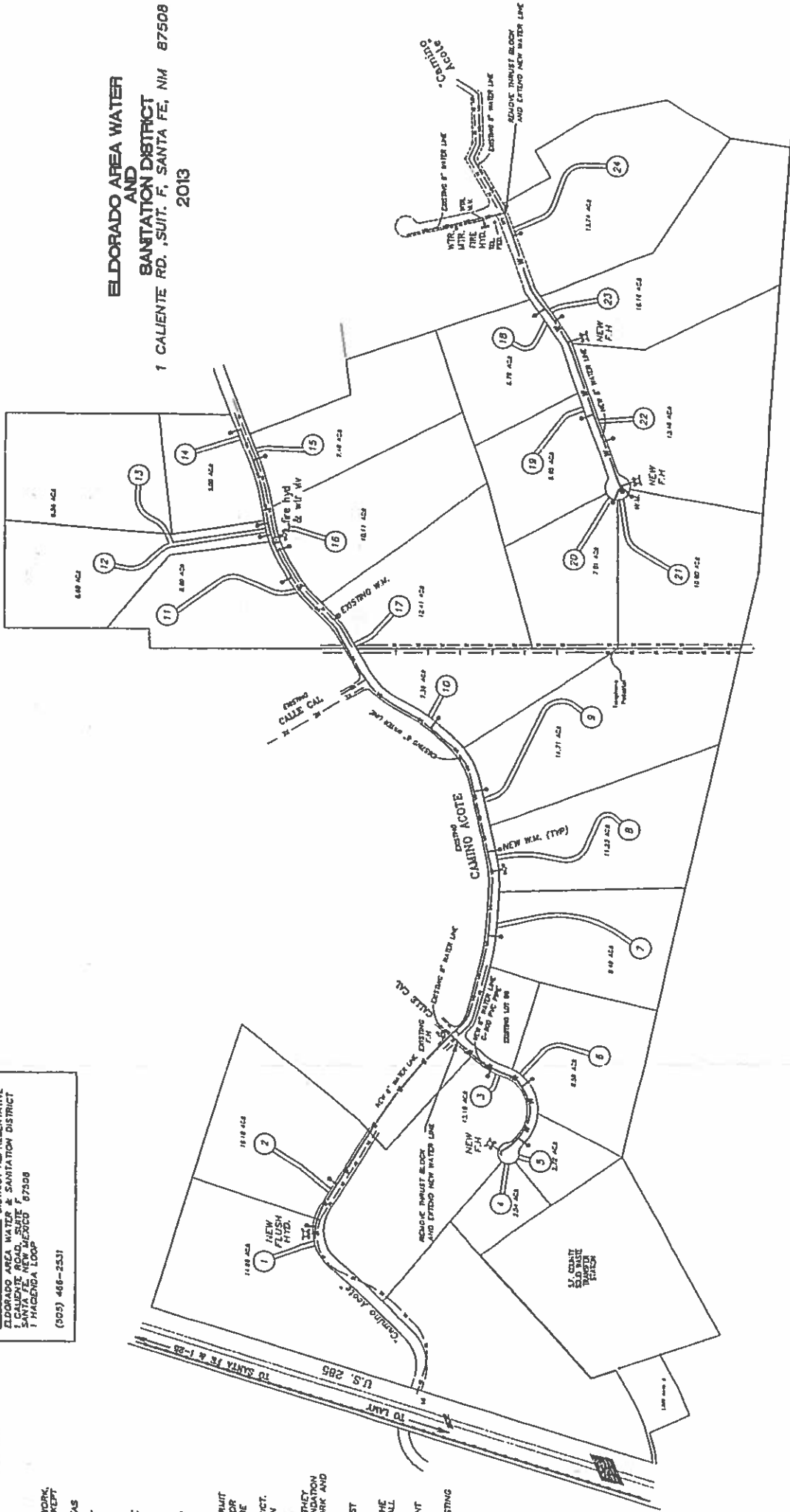
1. ALL WORK ON THE WATER FIRE PROTECTION SYSTEM WHICH FALLS WITHIN THE RESPONSIBILITY OF THE EL DORADO AREA WATER & SANITATION DISTRICT (THE DISTRICT) SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL LAWS.
2. ALL REQUIRED PERMITS SHALL BE OBTAINED, AND ALL REQUIRED FEES SHALL BE PAID, PRIOR TO CONSTRUCTION.
3. PRIOR TO CONSTRUCTION, ALL EXISTENTS AND RIGHT-OF-WAYS REQUIRED BY THE DISTRICT FOR OPERATIONS, INSPECTION, AND MAINTENANCE PURPOSES SHALL BE OBTAINED.
4. THE DEVELOPER OR CONTRACTOR SHALL ARRANGE FOR A PRE-CONSTRUCTION CONFERENCE BETWEEN REPRESENTATIVES OF THE DISTRICT, THE CONTRACTOR, AND THE DEVELOPER'S ENGINEER NO LATER THAN ONE WEEK PRIOR TO CONSTRUCTION. A DETAILED CONSTRUCTION SCHEDULE SHALL BE PROVIDED TO THE DISTRICT NO LATER THAN 5 DAYS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL DESIGNATE AT LEAST ONE EMERGENCY CONTACT PERSON AND SHALL PROVIDE TELEPHONE NUMBERS WHERE THE PERSON CAN BE CONTACTED AT ANY TIME. THIS INFORMATION SHALL BE PROVIDED TO THE DISTRICT'S OPERATIONS OFFICE AND THE ENGINEER-OF-WORK PRIOR TO CONSTRUCTION AND SHALL BE UPDATED AS CHANGES OCCUR.
6. CONTRACTOR SHALL NOTIFY DISTRICT 48 HOURS (PH. 466-1085) PRIOR TO COMMENCING CONSTRUCTION OF THE DISTRICT'S WATER LINES AND APPURTENANT STRUCTURES. CONTRACTOR SHALL ALSO NOTIFY DISTRICT FOUR (4) HOURS PRIOR TO ANY EXCAVATION, BACK FILL, ASSEMBLY OF TESTING OPERATION. ADEQUATE ADVANCE NOTICE MUST BE GIVEN AT ALL TIMES SO THAT DISTRICT INSPECTOR CAN BE ON SITE WHEN NEEDED.
7. THE DISTRICT SHALL APPROVE MATERIAL SUBMITTALS PRIOR TO CONSTRUCTION. NEW MATERIALS SHALL BE USED THROUGHOUT THE CONSTRUCTION OF THE WATER LINES AND APPURTENANCES WITHIN THE DISTRICT'S JURISDICTION.
8. THE DEVELOPER SHALL BE RESPONSIBLE, THROUGH THE ENGINEER OF WORK, FOR MAKING ALL ENGINEERING PLAN CHANGES AND REVISIONS TO THE ORIGINAL ENGINEERING DRAWINGS. ALL CHANGES SHALL BE CERTIFIED BY THE ENGINEER OF WORK AND APPROVED BY THE DISTRICT PRIOR TO IMPLEMENTING CHANGE ORDER CONSTRUCTION. ALL CHANGES TO THE IMPROVEMENT PLANS, CERTIFICATIONS, AND APPROVALS, SHALL BE IN WRITING.
9. ANY FIELD CHANGES TO THE IMPROVEMENT PLANS REQUIRE APPROVAL FIRST BY THE ENGINEER OF WORK, THEN BY THE DISTRICT. ALL FIELD CHANGES SHALL BE SHOWN ON A SET OF IMPROVEMENT PLANS KEPT BY THE CONTRACTOR ON-SITE AND SHALL BE MAINTAINED UP-TO-DATE AT ALL TIMES. CHANGES TO THE DRAWINGS SHALL BE RECORDED BY THE ENGINEER OF WORK ON THE ORIGINAL CHANGES AS "AS BUILT". THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
10. WATER DISTRICT PERSONNEL ARE THE ONLY PERSONS AUTHORIZED TO OPERATE EXISTING VALVES, FIRE HYDRANTS, ETC. ALL SHUTOFFS MUST BE COORDINATED THREE (3) DAYS PRIOR TO THE PROPOSED SHUTOFF.
11. THE CONTRACTOR SHALL PROVIDE A PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE SUBMITTED TO THE DISTRICT BEFORE TESTING OPERATIONS BEGIN. PRESSURE TESTING OF ALL WATER LINES SHALL BE IN ACCORDANCE WITH AWWA STANDARDS.
12. BEDDING MATERIAL MUST BE PLACED IN THE TRENCH TO PROVIDE A FIRM, UNIFORM SUPPORT THROUGHOUT THE LENGTH OF THE PIPE. BELL HOLES SHALL BE EXCAVATED AT EACH JOINT TO PERMIT PROPER ASSEMBLY AND INSPECTION. BACKFILL AROUND THE PIPE SHALL BE SUCH THAT NO Voids OR UNIFORM SETTLEMENTS WILL OCCUR. THE PIPE OR ON THE SLOES OF THE PIPE SHALL BE TAKEN IN THE PLACEMENT AND COMPACTED TO THE PROPOSED SPECIFICATIONS. THE FIRST LAYER OF BACKFILL SHALL BE TO THE SPRINGLINE, WHICH SHALL BE INSPECTED BY THE DISTRICT. COMPACTED AND BACKFILL WITHIN THE PIPE ZONE SHALL BE IN TWO ADDITIONAL LIFTS. COMPACTED SHALL BE BY MECHANICAL MEANS.
13. TRENCH DENSITY COMPACTION TESTS ARE REQUIRED FOR EACH 100 LINEAR FEET OF WATER MAIN. THEY ARE REQUIRED FOR ALL LATERALS, VALVES, AND OTHER STRUCTURES THAT REQUIRE COMPACTED FOUNDATION OR CONTROLLED BACKFILL. ALL TEST RESULTS ARE TO BE SENT DIRECTLY TO THE ENGINEER OF WORK AND THE WATER DISTRICT FROM THE TESTING LABORATORY.
14. MISCELLANEOUS WILL BE CONSIDERED FOR THRUST RESTRAINT IF PROPOSED BY THE CONTRACTOR. THRUST RESTRAINT PLANS SHALL BE SUBMITTED TO THE DISTRICT FOR APPROVAL.
15. METALLIZED DETECTABLE MARKING TAPE SHALL BE INSTALLED 18 INCHES ABOVE THE WATER LINE. THE TAPE SHALL BE INSTALLED IN THE TRENCH AND SHALL BE SAFETY PRECAUTION BLUE. SHALL BE IMPERVIOUS TO THE SOILS IN WHICH THEY ARE IMBEDDED.
16. ALL CONCRETE USED SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI. A WATER-CEMENT RATIO OF 0.45 MAXIMUM, AND A MAXIMUM AGGREGATE SIZE OF 1/4 INCH.
17. CONNECTION TO EXISTING 8" FIRE PROTECTION SYSTEM: CONTRACTOR MUST FIELD INSPECT THE EXISTING TERMINUS OF THE 8" FIRE PROTECTION WATER LINE AT THE TWO LOCATIONS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL SUBMIT DRAWINGS TO THE ENGINEER-OF-WORK FOR APPROVAL PRIOR TO INSTALLING OF THE CONNECTION.

EAWSO APPROVALS	DATE _____
APPROVED FOR CONSTRUCTION	
EL DORADO AREA WATER & SANITATION DISTRICT 1 CALIENTE RD. SUITE F, SANTA FE, NM 87508 1 HACIENDA LOOP (505) 466-2531	

EAWSO APPROVALS	DATE _____
AS BUILT APPROVAL	
EL DORADO AREA WATER & SANITATION DISTRICT 1 CALIENTE RD. SUITE F, SANTA FE, NM 87508 1 HACIENDA LOOP (505) 466-2531	

WATER SYSTEM DISTRIBUTION PLANS
FOR
CIELO COLORADO ESTATES

EL DORADO AREA WATER
AND
SANITATION DISTRICT
1 CALIENTE RD. SUITE F, SANTA FE, NM 87508
2013

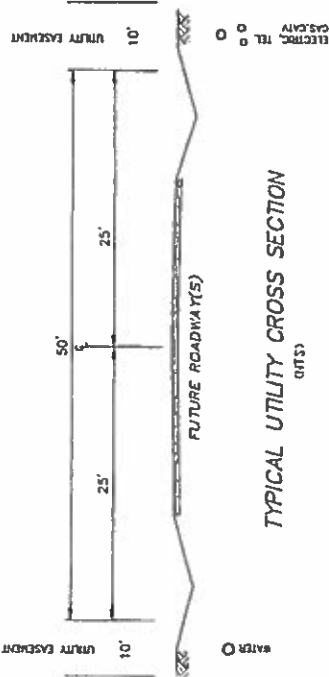


CONCEPTUAL DOMESTIC AND FIRE PROTECTION PLAN

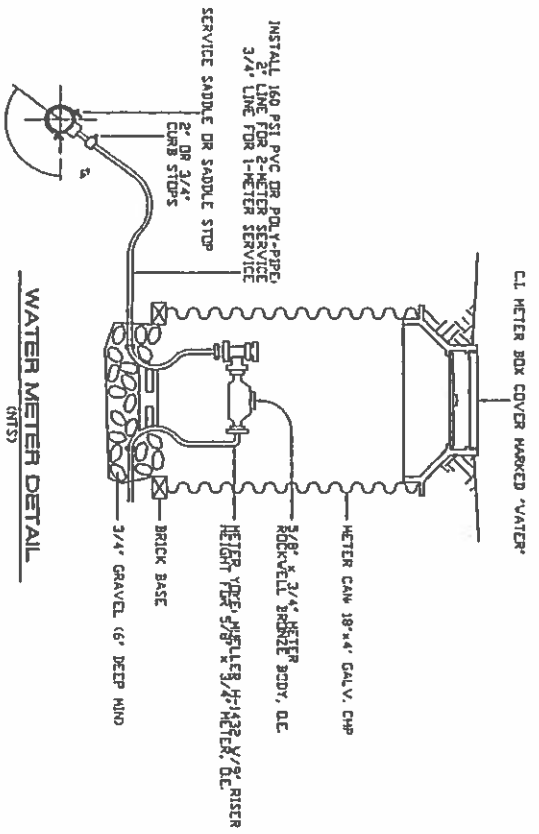
Graphic Scale 1" = 300'



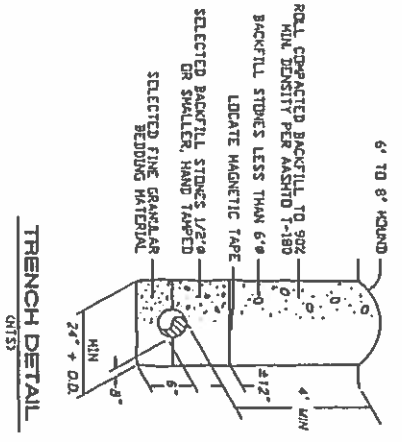
ENGINEER'S SEAL JAMES W. SIEBERT AND ASSOCIATES, INC. 910 NOTCH STREET - SANTA FE, NM 87505 (505) 943-5588 FAX (505) 943-7213	CIELO COLORADO PRELIMINARY PLAN CONCEPTUAL WATER DISTRIBUTION PLAN	SCALE 1" = 300'	DATE OCTOBER 2013	DESIGNED BY J.G.	DRAWN BY J.G.	FILE NAME 10-20-13	DATE 10/27/13
		APPROVED BY J.G.	DATE 10/27/13	FILE NAME 10-20-13	DATE 10/27/13		



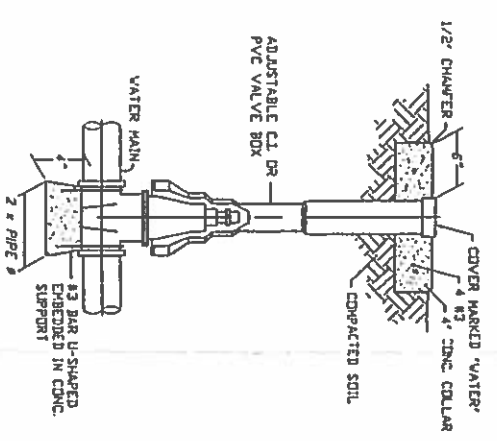
TYPICAL UTILITY CROSS SECTION



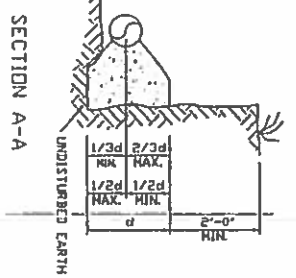
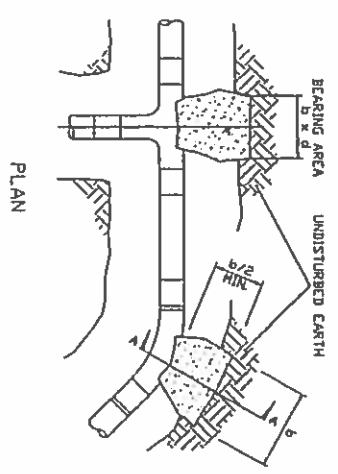
WATER METER DETAIL
(N15)



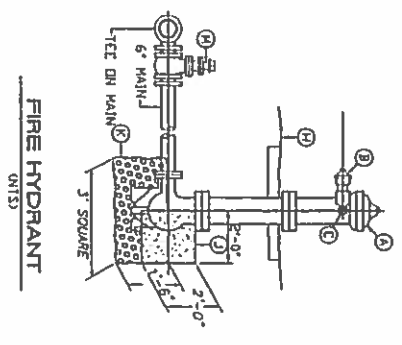
TRENCH DETAIL
(N15)



GATE VALVE DETAIL
(N15)

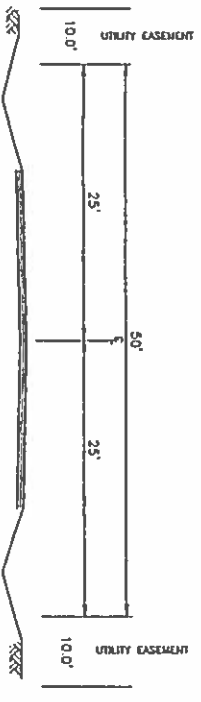


AREA OF THRUST BLOCKS IN SQ. FT.		TEES	
SIZE OF PIPE	90°	45°	22-1/2°
2"	1	-	-
2-1/2"	2	1	-
3"	3	2	1
4"	4	2	1
6"	13	4	2
8"	24	11	4



FIRE HYDRANT
(N15)

- GENERAL NOTES**
1. NO OBSTRUCTIONS WILL BE PERMITTED W/IN 3' OF FIRE HYDRANT.
 2. HYDRANT LEG SHALL BE VALVED IN COMMERCIAL AND INDUSTRIAL AREAS, IN ARTERIAL STREETS AND ON ALL MAIN LINES SIZED 10" OR GREATER.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING TOP FLANGE OF FIRE HYDRANT TO THE CONTROLLED ELEVATION LINE.
 4. FIRE HYDRANT SHALL BE LOCATED AT THE BEGINNING OF CURB BOTTOM OR AT THE PROPERTY LINE COUSHER TO ADJOINING LOTS, UNLESS OTHERWISE SHOWN ON PLANS.
 5. WHEN NEW OR EXISTING SIDEWALK ADJUS CURB, RECONSTRUCT SIDEWALK.
 6. PUMPER NOZZLE TO BE SET FACING THE TRAVELED WAY, UNLESS OTHERWISE NOTED ON PLANS.
- CONSTRUCTION NOTES**
- A. FIRE HYDRANT KEWIEDY, WHEELER OR EAWSD APPROVED
 - B. PUMPER NOZZLE 4 1/2".
 - C. HOSE NOZZLE 2 1/2".
 - H. CONTROLLED ELEV. LINE, LEVEL IN ALL DIRECTIONS.
 - I. CONC. THRUST BLOCK, APPROX. 2'x2'x3' TO BE POURED AGAINST UNDISTURBED EARTH; HYDRANT WEEP HOLE MUST BE UNOBSSTRUCTED.
 - K. GRAVEL DRAIN POCKET; COVER TOP SURFACE WITH TAR PAPER.
 - M. IF VALVE IS REQUIRED, VALVE WILL BE CONNECTED TO TEE AT MAIN.



TYPICAL UTILITY CROSS SECTION

NOTE: WATER SYSTEM DISTRIBUTION DETAILS AND STANDARDS NOT SHOWN ON THESE PLANS SHALL BE IN ACCORDANCE WITH THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION.

NOTE: WATER SYSTEM DISTRIBUTION IS GOVERNED BY FIRE FLOW (75 TO 120 P.S.I.) DOMESTIC WATER PRESSURE SYSTEM IS REGULATED IN ACCORDANCE WITH UNIFORM PLUMBING CODE BY USE OF A P.R.V. AT EACH HOUSE PRIOR TO ENTERING WATER HEATER REDUCED TO 40 PSI.

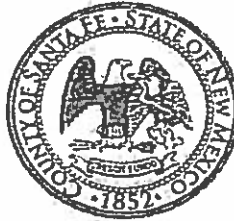
ELDORADO AREA WATER
AND
SANITATION DISTRICT
1 HACIENDA LOOP, SANTA FE, NM 87508
2013

ENGINEER'S SEAL		CIELO COLORADO		DATE	
JAMES W. SIEBERT AND ASSOCIATES, INC.		DOMESTIC WATER CONSTRUCTION DETAILS		OCTOBER 2013	
715 NORTON STREET • SANTA FE, NEW MEXICO 87505 (505) 824-2268 FAX (505) 824-7315		SCALE		SHEET	
DRAWN BY: JWS		CHECKED BY: JWS		DATE: 10/25/13	
DESIGNED BY: JWS		DATE: 10/25/13		W-2	

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Development Review

Date	December 09, 2013		
Project Name	Cielo Colorado Preliminary Development Plan and Plat		
Project Location	Camino Acote, Eldorado at Santa Fe subdivision, T15; R10; S21/22 'High Hazard WUI Zone'		
Description	Subdivision Preliminary Plan	Case Manager	Vicente Archuleta
Applicant Name	James W. Slebert	County Case #	#12-5451
Applicant Address	915 Mercer Street Santa Fe, NM 87508	Fire District	El Dorado
Applicant Phone	505-983-5588		
Review Type:	Commercial <input type="checkbox"/>	Residential <input checked="" type="checkbox"/>	Sprinklers <input type="checkbox"/> Hydrant Acceptance <input type="checkbox"/>
	Master Plan <input type="checkbox"/>	Preliminary <input checked="" type="checkbox"/>	Final <input type="checkbox"/> Inspection <input checked="" type="checkbox"/> Lot Split <input type="checkbox"/>
	Wildland <input checked="" type="checkbox"/>	Variance <input type="checkbox"/>	
Project Status:	Approved <input type="checkbox"/>	Approved with Conditions <input checked="" type="checkbox"/>	Denial <input type="checkbox"/>

The Fire Prevention Division/Code Enforcement Bureau of the Santa Fe County Fire Department has reviewed the above submittal and requires compliance with applicable Santa Fe County fire and life safety codes, ordinances and resolutions as indicated (Note underlined items):

Summary of Review

- Roads shall meet the minimum County standards for fire apparatus access roads of a minimum 24' wide all-weather driving surface and an unobstructed vertical clearance of 13' 6" within this type of proposed development. (page #2)
- As indicated on submitted plans the dead-end roads over 1000 feet shall have cul-de-sacs of 120 ft. in diameter. (page #2)
- The maximum approved slope of driveways and access/egress shall not exceed 11% and shall have a minimum 28' inside radius on curves. (page #3)
- No building permits shall be granted until such time as the fire hydrants are in place, operable and have been tested and approved by the Santa Fe County Fire Marshal. (page #4)
- This subdivision's location is rated within a "High Wildland-Urban Hazard Area" and shall comply with all applicable regulations within the SFC Ordinance 2001-11 / EZA 2001-04 as applicable for the Urban Wildland Interface Code governing such areas. (page #5)



Fire Department Access

Shall comply with Article 9 - Fire Department Access and Water Supply of the 1997 Uniform Fire Code inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal

Any walking trail system proposed for this development shall have a trail identification number or name and be marked with a number every 1/10th of a mile (528 feet) for the purpose of expediting emergency response.

- **Fire Access Lanes**

Section 901.4.2 Fire Apparatus Access Roads. (1997 UFC) *When required by the Chief, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.*

Curbs adjacent to the, fire hydrants, landscape medians in traffic flow areas and in designated no parking areas shall be appropriately marked in red with 6" white lettering reading "FIRE LANE - NO PARKING" as determined by the Fire Marshal prior to final approval. Assistance in details and information are available through the Fire Prevention Division. The Home Owner's and/or the Home Owner's Association will maintain said markings following the final approval and for the duration of the subdivision.

- **Roadways/Driveways**

Shall comply with Article 9, Section 902 - Fire Department Access of the 1997 Uniform Fire Code inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal

Cul-de-sacs shall be a minimum 50' radius. SFC Land Use Code, Article V, Section 8.2.1d, (cul-de sacs over 250' in length)

As indicated on submitted plans the dead-end roads over 1000 feet shall have cul-de-sacs of 120 ft. in diameter.

Roads shall meet the minimum County standards for fire apparatus access roads of a minimum 24' wide all-weather driving surface and an unobstructed vertical clearance of 13' 6" within this type of proposed development.

Roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development. Future driveways shall be County approved all-weather driving surface of minimum 6" compacted basecourse or equivalent. Minimum gate and driveway width shall be 14' and an unobstructed vertical clearance of 13' 6".

Future driveways over 150' in length for proposed residences shall incorporate a turnaround area for emergency vehicle purposes such as a cul-de-sac or K-type or hammerhead type turnaround conforming to the access and turnaround requirements and dimensions of the Santa Fe County Fire Department.

▪ **Street Signs/Rural Address**

Section 901.4.4 Premises Identification (1997 UFC) *Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property.*

Section 901.4.5 Street or Road Signs (1997 UFC) *When required by the Chief, streets and roads shall be identified with approved signs.*

All access roadway identification signs leading to the approved development area(s) shall be in place prior to the required fire hydrant acceptance testing. Said signs shall remain in place in visible and viable working order for the duration of the project to facilitate emergency response for the construction phase and beyond.

Properly assigned legible rural addresses shall be posted and maintained at the entrance(s) to each individual lot or building site within 72 hours of the commencement of the development process for each building.

▪ **Slope/Road Grade**

Section 902.2.2.6 Grade (1997 UFC) *The gradient for a fire apparatus access road shall not exceed the maximum approved.*

The maximum approved slope of driveways and access/egress shall not exceed 11% and shall have a minimum 28' inside radius on curves.

▪ **Restricted Access/Gates/Security Systems**

Section 902.4 Key Boxes. (1997 UFC) *When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the chief is authorized to require a key box to be installed in an accessible location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the chief.*

To prevent the possibility of emergency responders being locked out, all access gates should be operable by means of a key or key switch, which is keyed to the Santa Fe County Emergency Access System (Knox Rapid Entry System). Details and information are available through the Fire Prevention office.

Fire Protection Systems

▪ **Hydrants**

Shall comply with Article 9, Section 903 - Water Supplies and Fire Hydrants of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

Section 903.4.2 Required Installations. (1997 UFC) *The location, number and type of the fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or on the site of the premises or both to be protected as required and approved.*

No building permits shall be granted until such time as the fire hydrants are in place, operable and have been tested and approved by the Santa Fe County Fire Marshal.

It shall be the responsibility of the developer to notify the Fire Prevention Division when the system and hydrants are ready to be tested.

The water delivery system shall be designed to meet the minimum standards of the El Dorado Area Water utilities.

Water supply line sizes, which are connected to supply approved fire hydrants, shall be a minimum of eight inches in diameter.

Fire hydrants subject to possible vehicular damage shall be adequately protected with guard posts in accordance with Section 8001.11.3 of the 1997 UFC.

All fire hydrants shall be spaced so that the furthest buildable portion of a parcel shall be within one thousand feet (1,000') as measured along the access route.

Fire hydrant locations shall be no further than 10 feet from the edge of the approved access roadways with the steamer connections facing towards the driving surface.

Final fire hydrant locations shall be located in full view for incoming emergency responders. Landscape vegetation, utility pedestals, walls, fences, poles and the like shall not be located within a three foot radius of the hydrant per Article 10, Sections 1001.7.1 and 1001.7.2 of the 1997 UFC.

Final placement of the fire hydrants shall be coordinated and approved by the Santa Fe County Fire Department prior to installation.

Supply lines shall be capable of delivering a minimum of 500 gpm with a 20-psi residual pressure to the attached hydrants. The design of the system shall be accordingly sized and constructed to accommodate for the associated demands placed on such a system through drafting procedures by fire apparatus while producing fire flows. The system shall accommodate the operation of two pumping apparatus simultaneously from separate locations on the system.

All hydrants shall have NST ports.

All hydrants shall comply with Santa Fe County Resolution 2000-55, Hydrant color-coding, marking and testing. Note: Please have the installing contractor contact this office prior to the installation of the fire hydrant, so that we may assist you in the final location placement and avoid delays in your projects' final approval.

Automatic Fire Protection/Suppression

For life safety and property protection, this office recommends the installation of Automatic Fire Protection Sprinkler systems Assistance in details and information are available through the Fire Prevention Division.

Urban-Wildland Interface

SFC Ordinance 2001-11, Urban Wildland Interface Code

This subdivision's location is rated within a "High Wildland-Urban Hazard Area" and shall comply with all applicable regulations within the SFC Ordinance 2001-11 / EZA 2001-04 as applicable for the Urban Wildland Interface Code governing such areas.

▪ Building Materials

Buildings and structures located within urban wildland interface areas, not including accessory structures, shall be constructed in accordance with the Fire Code, the Building Code and the Urban Wildland Interface Code.

▪ Location/Addressing/Access

Per SFC 2001-11/EZA 2001-04, addressing shall comply with Santa Fe County Rural addressing requirements.

Per SFC 2001-11 / EZA 2001-04 Chapter 4, Section 3.2 Roads and Driveways: Access roads, driveways, driveway turnarounds and driveway turnouts shall be in accordance with provisions of the Fire Code and the Land Development Code. Roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development.

▪ Vegetation Management

It is recommended that the development also have a vegetation management plan to establish fire-safe areas and to minimize the threat and occurrence of fire in the urban wildland interface areas. Assistance in details and information are available through the Fire Prevention Division

General Requirements/Comments

▪ Inspections/Acceptance Tests

Shall comply with Article 1, Section 103.3.2 - New Construction and Alterations of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal

Prior to acceptance and upon completion of the permitted work, the Contractor/Owner shall call for and submit to a final inspection by this office for confirmation of compliance with the above requirements and applicable Codes.

▪ **Permits**

As required

Final Status

Recommendation for Preliminary Development Plan approval with the above conditions applied.


Tim Gilmore, Inspector


Code Enforcement Official

12-11-13
Date

Through: David Sperling, Chief

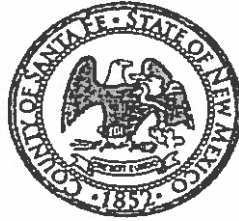
File: DevRev/EL/CieloColoPrelim/121013

Cy: Buster Patty, Fire Marshal 
Vicente Archuleta, Land Use
Applicant
District Chief
File

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

January 6, 2014

Mr. Vicente Archuleta
Development Review Team Leader
Santa Fe County Land Use Department
102 Grant Ave
Santa Fe, NM 87504

**RE: CASE #12-5451 CIELO COLORADO ESTATES PRELIMINARY DEVELOPMENT
PLAN AND PLAT**

Dear Vicente,

This letter is in response to your request for a review of Cielo Colorado Estates Preliminary Development Plan and Plat by James W. Siebert & Associates, INC. dated November 2013.

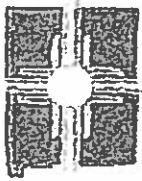
Although this project is outside of our service area, and the EAWSD is the primary water purveyor we would appreciate being involved in any future plans to expand and or provide water to the surrounding areas for water budgeting and informational purposes.

The Santa Fe County Utility Division would also like to provide for reference the Santa Fe County General Construction Notes to comply with the American Water Works Association Standards, the New Mexico Standard Specification for the Public Works Construction and the Santa Fe County General Standards for construction.

If you have any questions or concerns, please do not hesitate to contact us.

Respectfully,

Paul Casaus
Utilities Engineering Associate
Santa Fe County Utilities Department



NEW MEXICO DEPARTMENT OF
TRANSPORTATION

January 23, 2014

Mr. Vicente Archuleta
102 Grant Ave.
Santa Fe, NM 87501

RE: Cielo Colorado Subdivision

Dear Mr. Archuleta,

The appropriate engineers of the New Mexico Department of Transportation have reviewed the submitted material on the above referenced development and do not have any further comments or concerns. However, the applicant will need to apply for an access permit from NMDOT before construction begins.

If there are any questions or further information needed you may contact me at (505) 827-5472 or by email at melissar.griego@state.nm.us.

Sincerely,

Melissa R. Griego
Property Management Agent

FILE #: 1742

Susana Martinez
Governor

Tom Church
Cabinet Secretary, Designate

Commissioners

Pete K. Rahn
Chairman
District 3

Ronald Schmeits
Vice Chairman
District 4

Dr. Kenneth White
Secretary
District 1

Robert R. Wallach
Commissioner
District 2

Butch Mathews
Commissioner
District 5

Jackson Gibson
Commissioner
District 6

SANTA FE COUNTY PLANNING DEPARTMENT
TRANSPORTATION PLANNING

December 26, 2012

Jose E. Larranaga
Commercial Development Case Manager

Re: CDRC Case# MP/PDP 12-5450 Cielo Colorado Master Plan

Jose:

I have reviewed the submitted case for technical accuracy and for compliance with the Land Development Code for Master Plans with the following comments:

1. Land Development Code - 8.2 Road Design

8.2.1d Cul-de-sacs: Cul-de-sacs shall not be longer than five hundred (500) feet. In low density residential development areas the length of cul-de-sacs may be adjusted by the County Development Review Committee with the changes consistent with public safety factors.

Four (4) of the proposed eight (8) cul-de-sacs are in excess of 500 feet. For this review the additional distance, given the proposed density, does not propose a public safety risk if the County Development Review Committee wishes to adjust said requirement. Please note that it is recommended that the County Fire Department review and provide their approval before any adjustment is considered.

2. Setbacks

Both the US 285 South Highway Corridor Plan and the US 285 South Highway Corridor Zoning District call for a minimum 100 foot setback for buildings and the Santa Fe County Land Development Code requires an open space setback between lots and the right-of-way for US 285.

- **The US 285 South Highway Corridor Plan (Resolution 2004-73, July 2004) calls for the following:**
 - Pg. 87 Noise Setbacks/Recommendations**
Minimum 100-foot setback should be continued for future residential developments and residences should be built at least 160 feet from the edge of the highway in order to protect from existing and future traffic noise.
- **The US 285 South Highway Corridor Zoning District (Ordinance 2005-08) calls for the following:**
 - 8.8 District Standards – All Subdistricts**
District standards applicable in all subdistricts within the 285SC District include the following:
 - A. Setbacks from Highways

Erick J. Aune AICP, Senior Transportation Planner
102 GRANT AVENUE · SANTA FE, NEW MEXICO 87501
PHONE (505) 986.6214 E-MAIL eaune@santafecounty.org

led

SANTA FE COUNTY PLANNING DEPARTMENT
TRANSPORTATION PLANNING

1. US 285 Any building containing a use or accessory to a residential use shall be set back a minimum of 100 feet from the edge of the right-of-way of U.S. Highway 285...
- **Land Development Code - 8.1.6 Access to highways and arterials; buffering requirements**
 - e. An open space setback shall be provided between residential lots and the right-of-way boundary of any major arterial, limited access highway, railroad, or established major center district, for the purpose of protecting adjacent or proposed residential uses from noise, fumes or other nuisances associated with such facilities...

As proposed and articulated in the "Master Plan Report" pg. 19 "Relationship to US 84/285 Highway Corridor Ordinance" the proposed "fifty foot setback" is insufficient as proposed. As required above, both the open space setback between lots and the right-of-way and the residential structure setbacks shall be clearly articulated on the plans.

3. Land Development Code - 8.4 Sidewalks and Paths – Requirements

8.4.2 For subdivisions of twenty-five (25) or more parcels, non-vehicular trails shall be required with roads of arterial, collector and subcollector classification. In lieu of this requirement an internal, off-road trail system may be substituted, if the results connects existing trails, trail easements, or assists in the creation of an area-wide trail network on adjacent lands.

Please provide non-vehicular trails in conjunction with the requirements of Section 8.4.2 as informed by Appendix 5.A Road Classification and Design Standards.

4. 5.2.2 Master Plan Submittals

- g. 5) A written preliminary traffic report prepared by a licensed traffic engineer or other qualified expert acceptable to the Code Administrator.

The required submittal, "Traffic Impact Analysis" prepared for Cielo Colorado, LLC by Jorge Gonzalez, P.E. was reviewed and there are no comments associated with that report.

Note: Plan Sheet Page 6 Paved Road Section A-A appears to have a typo that should read "24' Paved Road Section" not 20'.

Thank you for your consideration of this review.

Sincerely,



Erick J. Aune, AICP
Senior Transportation Planner

Erick J. Aune AICP, Senior Transportation Planner
102 GRANT AVENUE · SANTA FE, NEW MEXICO 87501
PHONE (505) 986.6214 E-MAIL eaune@santafecounty.org

SANTA FE COUNTY PLANNING DEPARTMENT
TRANSPORTATION PLANNING

November 27, 2013

Vicente Archuleta
Development Review Team Leader

Re: CDRC Case# 12-5451 Cielo Colorado Estates Preliminary Plan and Plat Approval

Dear Mr. Archuleta:

I have reviewed the submitted case for technical accuracy and for compliance with the Land Development Code for Preliminary Plan and Plat submittal compliance with the following comments:

5.3.2 Preliminary Plat Submittals

g. 5) A written preliminary traffic report prepared by a licensed traffic engineer or other qualified expert acceptable to the Code Administrator.

The required submittal, "Traffic Impact Analysis" prepared for Cielo Colorado, LLC by Jorge Gonzalez, P.E. on October, 2012 was reviewed and there are no comments associated with that report.

Please note that a threshold trigger for the requirement of a right turn deceleration lane was called out by the NMDOT District 5 Engineers requiring improvements if and/or when the development exceeds 124 vehicle turning movements from US 285. Specifically, if traffic volume builds out as planned this will be a requirement in 2033. The entirety of the NMDOT letter dated January 10, 2013 did not make it in the Preliminary Development Plan Report. It is requested that the letter be submitted in its entirety for the record.

5.3.2 xiii. Community Facilities Plan a. Parks, open space, trails and recreation facilities;

The Cielo Colorado Subdivision Disclosure Statement states on page 14:

"Recreational facilities are not proposed. There is an existing pedestrian and equestrian trail that traverses the subdivision."

It is recommended that the Preliminary Development Report specifically call out and detail the intended nature, use, operations and maintenance of both the proposed open space parcel and the pedestrian and equestrian trail. Plan sheets call out the trail "easement" in certain areas but it is unclear the extents of the easement and precise location given that there exists utility easement overlaps. It is requested that a separate plan sheet be provide that details proposed open space parcel and trail easements with clarification as to existing condition with locations and proposed improvements that intend to provide direct benefit to future residents.

Erick J. Aune AICP, Senior Transportation Planner
102 GRANT AVENUE · SANTA FE, NEW MEXICO 87501
PHONE (505) 986.6214 E-MAIL eaune@santafecounty.org

SANTA FE COUNTY PLANNING DEPARTMENT
TRANSPORTATION PLANNING

Thank you for your consideration of this review.

Sincerely,



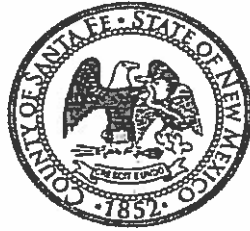
Erick J. Aune, AICP
Senior Transportation Planner

Erick J. Aune AICP, Senior Transportation Planner
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Daniel Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Liz Stefanics
Commissioner, District 4

Kathy Holian
Commissioner, District 5

Katherine Miller
County Manager

**PUBLIC WORKS DIVISION
MEMORANDUM**

Date: January 17, 2014

To: Vicente Archuleta, Development Review Team Leader

From: Paul Kavanaugh, Engineering Associate Public Works *R*
Johnny P. Baca, Traffic Manager Public Works *JPB*

Re: CDRC Case # 12-5451 Cielo Colorado Estates Preliminary Development Plan
and Plat & Variance to (Ordinance No. 2008-10).

The referenced project has been reviewed for compliance of the Land Development Code, of Article V (Subdivision Design Standards), Section 8.1 (General Policy on Roads), in which the roadway/driveway needs to conform. The project is located within the US 285 South Highway Corridor and situated southeast of the Interstate 25/New Mexico State 285 intersection and east of New Mexico State 285 / Camino Acote intersection, within Sections 20, 21 & 22, Township 15 North, Range 10 East. The applicant is requesting Preliminary Development approval for a twenty-four (24) lot single-family residential development located on 246.30 acres parcel of land within Tract 15a-2 of the Eldorado at Santa Fe Subdivision and a Variance to the Flood Damage Prevention and Stormwater Management Ordinance.

Access:

The project is proposing to access Cielo Colorado Subdivision is from US285 and Camino Acote an existing paved road. Secondary access was not addressed for the Cielo Colorado Subdivision. A Traffic Impact Analysis (TIA) was provided by Jorge Gonzalez, dated October 2012 for the project. The TIA studied the intersection of US 285 and Camino Acote/ San Jacinto. It states that this intersection operates no lower than a B (LOS) Level of Service during peak hours.

Conclusion:

Public Works has reviewed the plans and feels that they can support the above mentioned project for Preliminary Development Plan Approval and Variance to (Ordinance No. 2008-10) with the following conditions;

- Applicant shall comply with Right-Of-Way setbacks as per Article V, Section 8.1.7 of the Land Development Code and Section 8.8 A. of Ordinance 2005-08 (US 285 South Highway Corridor Zoning District).
- Applicant shall comply with all NMDOT regulatory requirements for driveway access to US 285.

64



Susana Martinez
Governor

State of New Mexico
ENVIRONMENT DEPARTMENT
Environmental Health Bureau
Santa Fe Field Office
2540 Camino Edward Ortiz
Santa Fe, NM 87507
505-827-1840
www.nmenv.state.nm.us



Ryan Flynn
Secretary

Butch Tongate
Deputy Secretary

Tom Blaine
Director

November 21, 2013

Mr. Vincente Archuleta, Development Review Team Leader
Santa Fe County - Planning & Zoning Department
P.O. Box 276
Santa Fe, New Mexico 87504-0276

RE: Case #12-5451 Cielo Colorado Estates Preliminary Development Plan and Plat

Dear Mr. Larrañaga,

I have reviewed **Case #12-5451 Cielo Colorado Estates Preliminary Development Plan and Plat** submittal for compliance with New Mexico Liquid Waste Disposal and Treatment Regulations (20.7.3 NMAC). These regulations are administered by the New Mexico Environment Department (NMED), Environmental Health Bureau.

The proposal states that the total acreage is 246 split into 24 lots, with the smallest lot being 2.54 acres. The proposal further states; "There is no community wastewater system in the Eldorado area. Conventional septic systems are proposed for the lots within the development."

The proposal addresses the necessary lot sizing by stating; "Each lot has been designed to provide a minimum of .75 acre of land outside areas with slopes of 15 percent or less and outside flood plain limits." This is the minimum lot size that will allow for installation of conventional systems if all other site conditions are correct.

In Summary, according to the information provided all lots will require permitting for, and installation of, an on-site liquid waste system. All permitting and inspections for this location will be managed through this office at the above address.

If you have any questions regarding this review of **Case #12-5451 Cielo Colorado Estates Preliminary Development Plan and Plat** or other matters related to this permit, please contact me at the number above.

Best Regards,

Robert Italiano, Manager
Environmental Health Bureau - District II
New Mexico Environment Department
Santa Fe Field Office



December 19, 2013

Vicente Archuleta
Development Review Team Leader
Santa Fe County Land Use
102 Grant Avenue
Santa Fe, NM 87501

Re: Cielo Colorado Estates Preliminary Development Plan

Dear Mr. Archuleta:

Santa Fe Public Schools has reviewed information received from Santa Fe County Development Review Team regarding the above referenced project. Given the estimated build out projections for the development plan, current capacities at assigned schools (Eldorado Community School K-8, Santa Fe High School 9-12) will be adequate to serve the anticipated student population from this development.

We appreciate your observance of City Ordinance 2008-32 allowing Santa Fe Public Schools to adequately plan for impact to facilities and operations.

Sincerely,

A handwritten signature in black ink, reading "Shirley McDougall". The signature is written in a cursive, flowing style.

Shirley McDougall
Property & Asset Management
(505) 467-3443
smcdougall@sfps.info



SUPERVISORS
Alfredo Roybal
José Varela López
Shelley Winship

Santa Fe – Pojoaque Soil and Water Conservation District

4001 Office Court Dr., Bldg 1000, Suite 1001

Santa Fe, New Mexico 87507

Telephone (505) 471-0410, Extension 4

Fax (505) 471-0933

January 06, 2014

Mr. Vicente Archuleta
Development Review Team Leader
County of Santa Fe
PO Box 276
Santa Fe, NM 87504-0276

Re: Case #12-5451 Cielo Colorado Estates Preliminary Plan and Plat Approval

Dear Mr. Archuleta:

The Santa Fe-Pojoaque Soil and Water Conservation District (District) made a field inspection of the Cielo Colorado Estates property along with a USDA-NRCS Soil Conservationist in 2013.

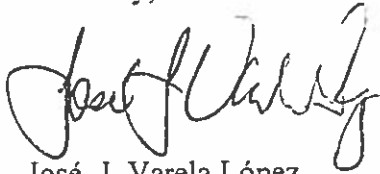
The Cielo Colorado Estates Preliminary Plan proposal for a subdivision consisting of 24 lots on 246.30 acres was assessed for technical accuracy and code compliance aspects with regards to terrain management. The information contained in the report was consistent with the physical attributes of the property. The proposed drainage ponding areas are sized adequately for the project and the District did not encounter any issues relating to the code.

It should be noted, however, that lots 8, 11, 12, 13, 14, 21 and 24 have slopes that may experience accelerated erosion issues, especially during major storm events. Enclosed herein are examples of structures that will serve to decrease soil erosion on the aforementioned lots. The previously built-out lots along Camino Acote and related erosion issues are a prime example of the soil degradation that the District is referring to. Such erosion could cause premature siltation of the storm drainage ponds, prompting unnecessary expense by requiring more frequent pond maintenance.

In conclusion, the District would like to state that this review was undertaken at the request of the County of Santa Fe, as provided by state law. The District's comments should not be construed as a recommendation of approval or disapproval of the subdivision.

Please feel free to contact me at 660-5828 if you have any questions regarding this review.

Sincerely,

A handwritten signature in black ink, appearing to read "José J. Varela López".

José J. Varela López
Vice Chairman
Santa Fe-Pojoaque SWCD

enclosure

608

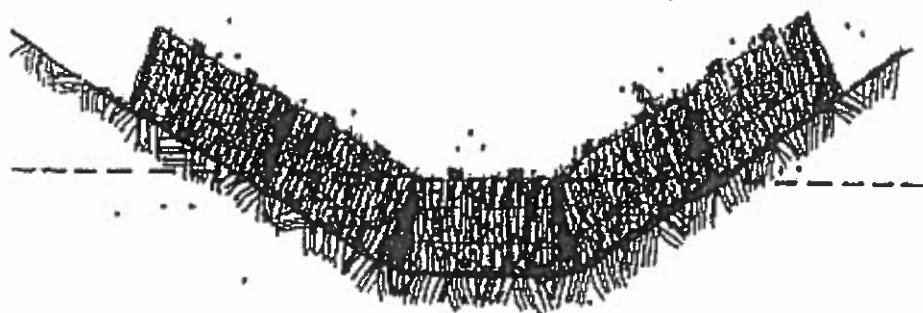
PRIMARY USE: Erosion control and sediment detention.
ADDITIONAL USES: Decrease the velocity of flow from a site.

STRAW BALE BARRIER

What is it? A temporary sediment barrier consisting of a row of entrenched and anchored rice or wheat straw bales.

Purpose

To intercept and detain small amounts of sediment from disturbed areas of limited extent in order to prevent sediment from leaving the site. To decrease the velocity of sheet flows and low-to-moderate level channel flows.



Location of Straw Bale Barrier in Swale
Section View

Limitations

Because straw bale barriers are not designed to withstand high pressure heads, the drainage area must be restricted and the barrier located so that the water depth does not exceed 1.0 ft (305 mm) at any point. Do not install straw bale barriers across streams, ditches, or where flows are concentrated. It is not recommended to use a straw bale barrier across a swale or ditch. Usually a silt fence or other BMP would better address erosion and sediment problems in this case. The design life of straw bale barriers is three months or less. Improper use of straw bale barriers has been a major problem. Straw bale barriers have been used in streams and drainage ways where high water velocities and volumes have destroyed or impaired their effectiveness. Improper placement and installation of the barriers, such as staking the bales directly to the ground with no soil seal or entrenchment has allowed undercutting and end flow. This has resulted in additions instead of removal of sediment from runoff waters.

Materials

Rice, wheat, or straw bales.

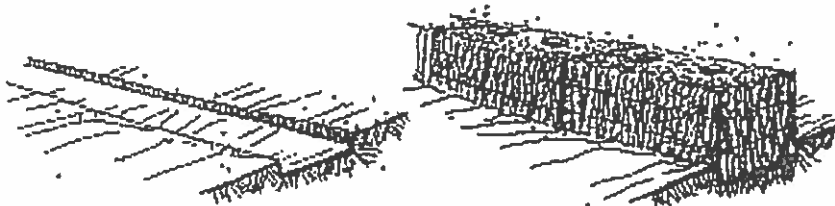
Installation

Use this practice below disturbed areas subject to sheet and rill erosion where the size of the drainage area is no greater than 1/8 acre per 100 feet (0.05 hectare per 30 m) of barrier length and the maximum slope gradient behind the barrier is 3:1.

STRAW BALE BARRIER

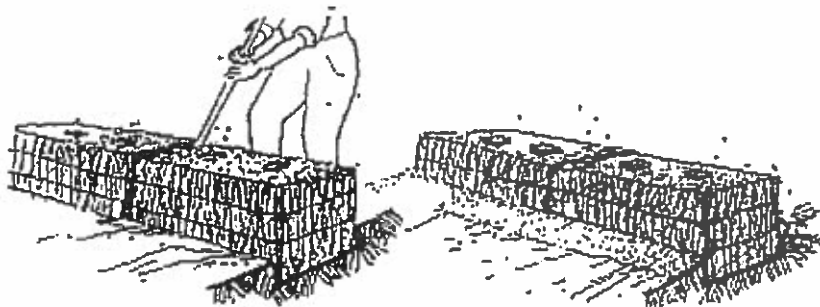
Sheet Flow Applications

Bales should be placed in a single row, lengthwise on the contour, with ends of adjacent bales tightly abutting one another. All bales should be either wire-bound or string-tied. Straw bales should be installed so that bindings are oriented around the sides rather than along the tops and bottoms of the bales (in order to prevent deterioration of the bindings). The barrier should be entrenched and backfilled. A trench should be excavated the width of a bale and the length of the proposed barrier to a minimum depth of 4 in (102 mm). After the bales are staked, the excavated soil should be backfilled against the barrier. Backfill soil should conform to the ground level on the downhill side and should be built up to 4 in (102 mm) against the uphill side of the barrier. Each bale should be securely anchored by at least two stakes or rebars driven through the bale. The first stake in each bale should be driven toward the previously laid bale to force the bales together. Stakes or rebars should be driven deep enough into the ground to securely anchor the bales. The gaps between bales should be chinked (filled by wedging) with straw to prevent water from escaping between the bales. (Loose straw scattered over the area immediately uphill from a straw bale barrier tends to increase barrier efficiency). Straw bale barriers should be removed when they have served their usefulness, but not before the upslope areas have been permanently stabilized.



Excavate the trench.

Place and stake bales.

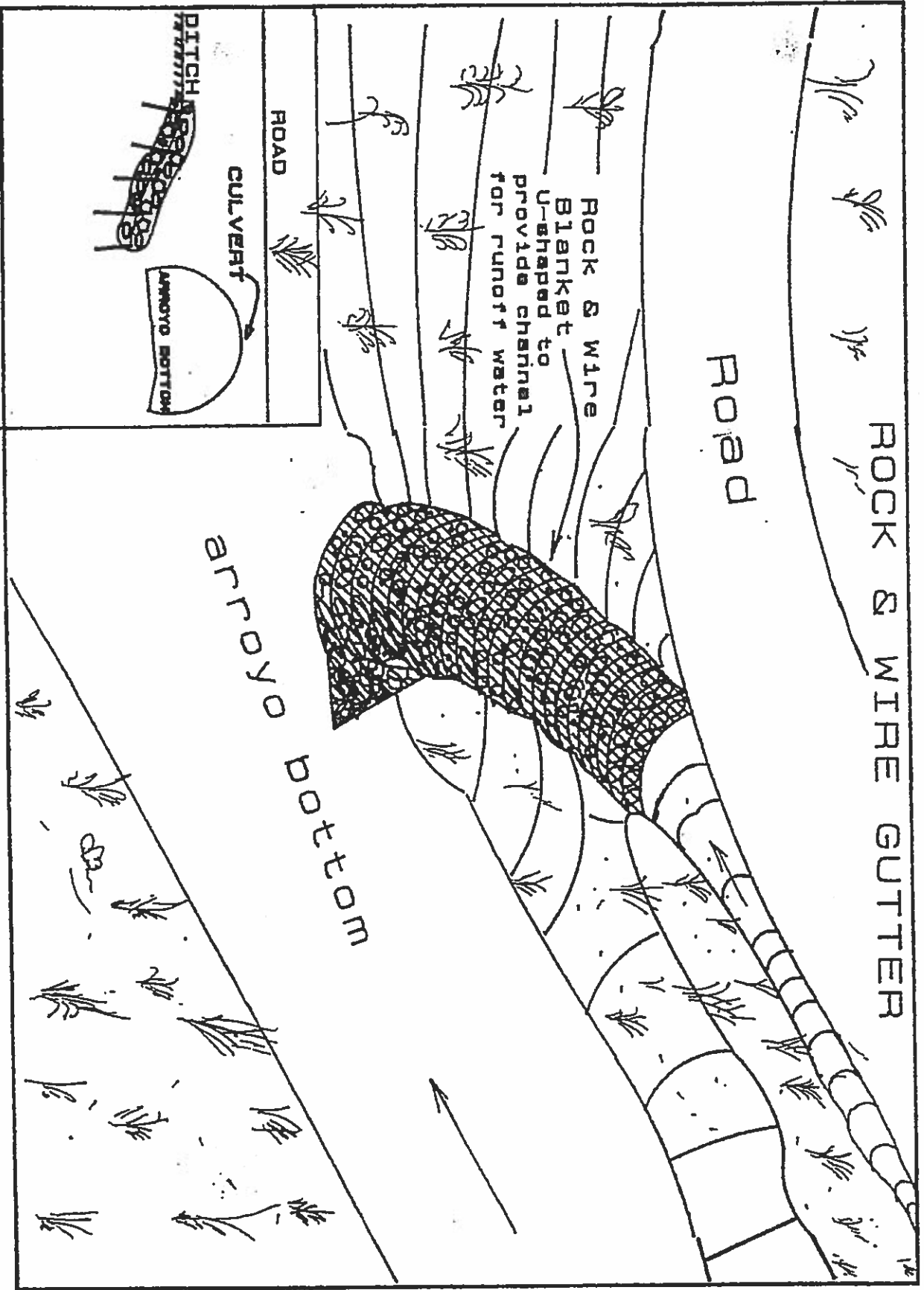


Wedge loose straw between bales.

Compact excavated soil.

Channel Flow Applications

Bales should be placed in a single row, lengthwise, oriented perpendicular to the channel, with ends of adjacent bales tightly abutting one another. The remaining steps for installing a straw bale barrier for sheet flow applications apply here, with the following addition. The barrier should be extended to such a length that the bottoms of the end bales are higher in elevation than the top of the lowest middle bale to assure that sediment-laden runoff will flow either through or over the barrier but not around it. (Note: See "Location of Straw Bale Barrier in Swale" for illustration on previous page).



PRIMARY USE: Reduce erosion.

ADDITIONAL USES: Promote growth of groundcover plants.

EROSION CONTROL BLANKET

What is it? A protective mulch blanket or soil stabilization mat applied to the top of prepared soil for a surface vulnerable to erosion.

Purpose

Erosion control blankets are placed onto prepared, seeded, soils to prevent washing away of the seed and erosion of the prepared seed bed. After the vegetation grows the Erosion Control Blanket degrades over time until only the vegetation is left in place. The vegetation, once established, provides permanent erosion control. Erosion control blankets are superior to hydroseeding: 1) when the growing season is short and plants cannot stabilize the slope quickly, 2) when at high altitudes, or 3) where major storms are a frequent occurrence.



Installation of Erosion Control Blanket
Perspective View

Limitations

Erosion control blankets will often mask slope failures from all but the most intense scrutiny until erosion is too far along to effectively treat the slope with spot methods. Erosion control blankets are generally more expensive than hydroseeding.

Materials

Erosion control blankets are made from biodegradable substances such as straw, coconut, or wood fiber.

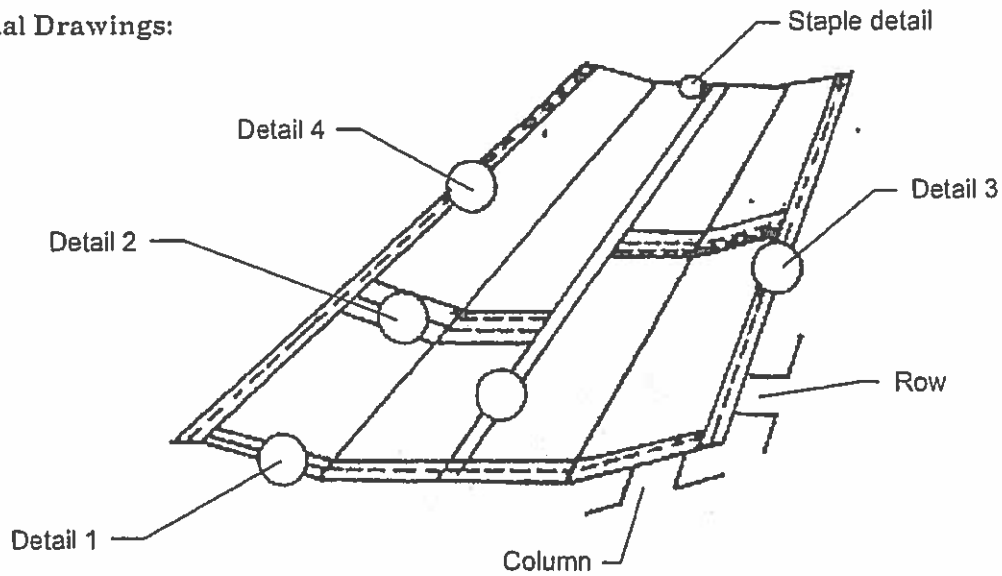
Installation

Care must be taken to anchor edges (particularly on the up-slope side) and overlap joining sections to ensure site protection.

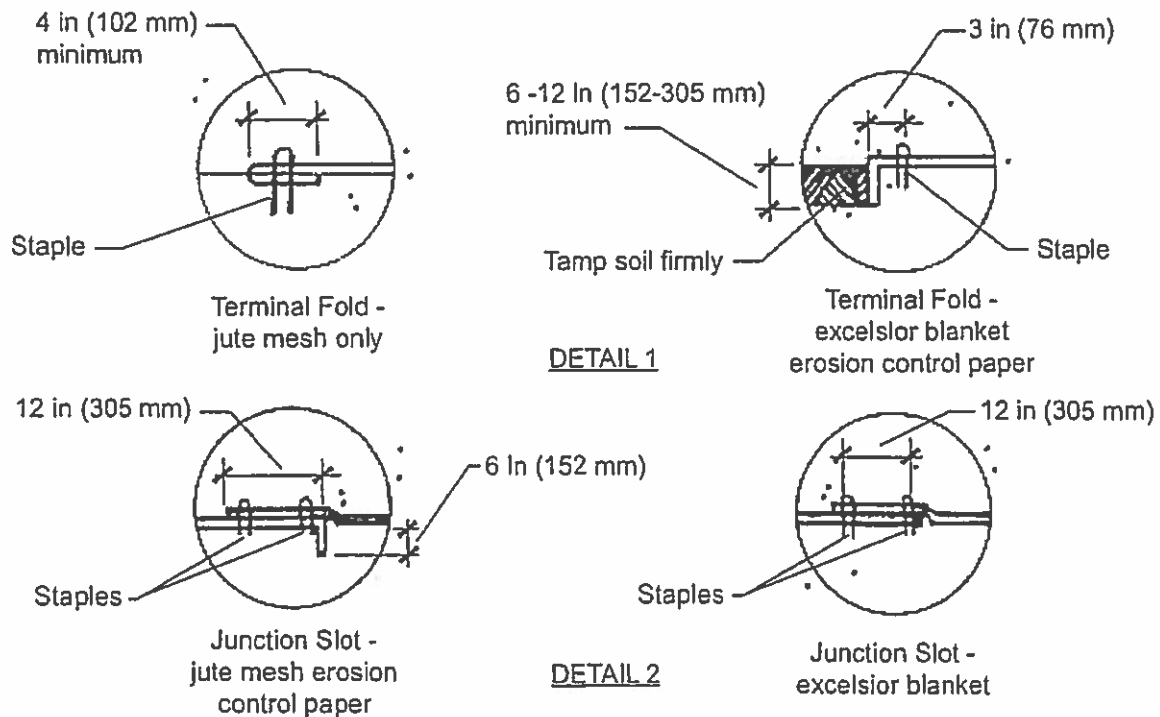
Source: NRCS Watershed Technology Electronic Catalog.

EROSION CONTROL BLANKET

Additional Drawings:



Erosion Control Blanket
Perspective View

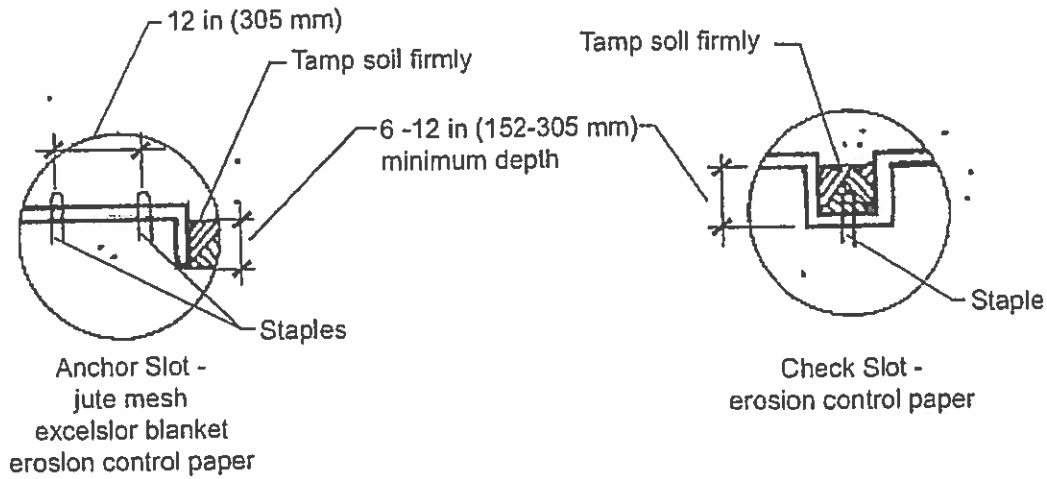


Erosion Control Blanket;
Detail 1 and Detail 2
Section View

Source: NRCS Watershed Technology Electronic Catalog.

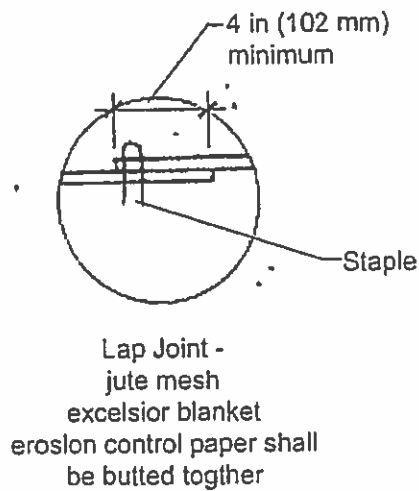
EROSION CONTROL BLANKET

Additional Drawings:

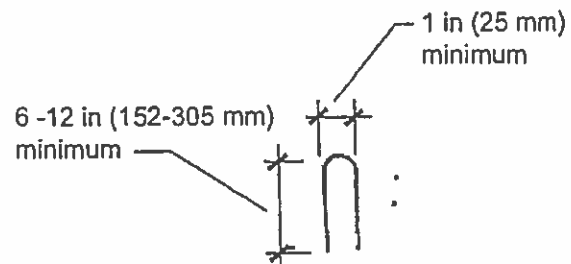


DETAIL 3

DETAIL 4



DETAIL 5



STAPLE DETAIL

Erosion Control Blanket;
Detail 3, Detail 4, Detail 5, and Staple Detail
Section View

Source: NRCS Watershed Technology Electronic Catalog.



Office of Affordable Housing MEMORANDUM

DATE: January 9, 2014

TO: Vicente Archuleta, Development Review Team Leader

FROM: Steven Brugger, Affordable Housing Administrator *SLB*

SUBJECT: Cielo Colorado Master Estates Preliminary Development Plan and Plat

Summary of Applicant's Affordable Housing Plan and Staff Findings

A summary is provided of the Applicant's Affordable Housing Plan, included as Appendix H of the Preliminary Development Plan Report prepared for Cielo Colorado LLC by James W. Siebert and Associates, Inc. In addition, a brief analysis is provided on how this Plan complies with the Affordable Housing Ordinance and Regulations. Staff findings on whether the submitted Affordable Housing Plan meets the requirements of the Affordable Housing Ordinance and Regulations are presented in bold text. Following the narrative, a staff recommendation is presented.

Required Number of Affordable Units

In Article 1, Section 1.1 of the Affordable Housing Plan, the Applicant proposes to provide two (2) affordable units for this twenty four (24) unit project. Per Ordinance 2012-1, the affordable housing requirement for a minor project is 8%. 8% of 24 is 1.92, which is rounded up to 2. **The Applicant complies with the number of affordable units required under the Affordable Housing Ordinance and Regulations.**

Distribution of Affordable Units by Income Range

In Article 1, Section 1.3 of the Affordable Housing Plan, the Applicant proposes to provide one affordable unit for households in Income Range 2 (66% - 80% of Area Median Income) and one affordable unit for households in Income Range 3 (81% - 100% of Area Median Income). This distribution follows the formula in Section 3.1.2.1 of the Regulations. **The Applicant complies with the distribution of affordable units by income range required under the Affordable Housing Ordinance and Regulations.**

Mix of Affordable Housing Types and Minimum Size Requirements

In Article I, Section 1.2 and Exhibit B of the Affordable Housing Plan, the Applicant proposes to provide three bedroom, two bath units with a minimum square footage of 1,150 to meet the affordable unit requirement for both Income Range 2 and Income Range 3. This housing minimum size meets the requirements of Section 3.2.6.1 of the Regulations. The allocation of housing types to three bedroom units complies with Section 3.2.7.1 of the Regulations. **The Applicant complies with the requirements for mix of housing types and minimum size required under the Affordable Housing Ordinance and Regulations.**

Affordable Housing Characteristics

In Article I, Section 1.4 of the Affordable Housing Plan, the Applicant proposes to provide affordable homes with many standard features as set forth in the Plan. In Article I, Section 5 of the Plan, the Applicant states that all units shall meet "Energy Star" program requirements. Section 3.2.6.3 of the Regulations states the minimum standard features which must be included in the base home price. **The Applicant shall comply with the Affordable Housing Ordinance and Regulations after including a statement in Article I, Section 1.4 of the Affordable Housing Plan that they will meet the requirements of Section 3.2.6.3 of the Affordable Housing Regulations.**

Affordable Unit Integration

In the Cielo Colorado Estates Preliminary Plan and Plat, as well as Exhibit B of the Affordable Housing Plan, the Applicant sets forth the location of the affordable homes. The proposed locations meet the integration requirements of the Ordinance and Regulations. No mention is made in the Plan that the affordable units shall be integrated in terms of architecture, exterior materials and landscaping, or that the Affordable Housing Administrator shall review the unit design prior to marketing, as is required under Section 3.2.6.4 of the Affordable Housing Regulations. **The Applicant shall comply with the Affordable Housing Ordinance and Regulations after including a statement in Article I, Section 1.5 of the Affordable Housing Plan that they will meet the requirements of Section 3.2.6.4 of the Affordable Housing Regulations.**

Affordable Unit Marketing

In Article I, Section 1.6 of the Affordable Housing Plan, the Applicant describes the entities that will assist in the marketing of the affordable homes. As part of the marketing program, the Applicant must only sell affordable homes to first-time homebuyers who meet the income and asset limitations set forth in Section 4.1 of the Regulations and who are certified per Section 4.3 of the Regulations. Marketing materials must meet the requirements set forth in Section 4.2 of the Regulations. **The Applicant shall comply with the Affordable Housing Ordinance and Regulations after including a statement in Article I, Section 1.6 of the Affordable Housing Plan that they will meet the**

requirements of Section 4.1, Section 4.2 and Section 4.3 of the Affordable Housing Regulations.

Affordable Unit Phasing

In Article 1, Section 3 of the Affordable Housing Plan, the Applicant states that the sale of affordable homes within the development shall be consistent with the proportionate build-out of all homes. For a twenty four (24) unit development, this requires that one affordable unit be made available for every twelve (12) total units available. The Preliminary Development and Phasing Plan sheet included in the Preliminary Plan and Plat submittal shows that one affordable lot will be made available after the first eleven (11) units are developed in Phases 1 and 2. This meets the proportionality requirement set forth in Section 4E of the Affordable Housing Ordinance. **The Applicant complies with the affordable housing phasing requirements under the Affordable Housing Ordinance and Regulations.**

Affordable Housing Agreement Requirement

In Article 1, Section 4 of the Affordable Housing Plan, the Applicant agrees to submit an Affordable Housing Agreement prior to recordation of the final plat for Phase I. Per Section 7.2.2 of the Affordable Housing Regulations, the Affordable Housing Agreement must be approved by the Board of County Commissioners. Therefore, the Affordable Housing Agreement must be submitted along with the Applicant's request to the BCC for final plat and plan approval. **The Applicant shall comply with the Affordable Housing Ordinance and Regulations after including language in Article I, Section 4 of the Affordable Housing Plan that states that the Affordable Housing Agreement will be submitted for Affordable Housing Administrator review and BCC consideration as part of the Applicant's submittal for the final plat and development plan.**

Maximum Target Housing Prices

In its Affordable Housing Plan, the Applicant does not address the requirement that affordable units are to be sold at a price not to exceed the maximum target home price for the respective Income Range, as set forth in Section 3.2 of the Affordable Housing Regulations. **In the Affordable Housing Plan, the Applicant must state that they shall comply with Section 3.2 of the Affordable Housing Regulations that establish the maximum target home prices for each Income Range and housing type.**

Format for Affordable Housing Plan

The Applicant shall include signature blocks for its approval and the Affordable Housing Administrator approval of the Affordable Housing Plan and shall attach a reduced version of the Preliminary Development and Phasing Plan as Exhibit A to the Affordable Housing Plan. The revised Affordable Housing Plan shall incorporate the changes requested herein and resubmitted prior to the final plan and plat submittal.

Staff Recommendation

Staff requests that the Applicant make revisions to the Affordable Housing Plan as set forth in this staff report and resubmit to the Affordable Housing Administrator for approval, prior to Applicant's submittal of the final plat and plan, as enabled by Section 7.1 of the Affordable Housing Regulations. An approved Affordable Housing Plan would then be incorporated into an Affordable Housing Agreement which the Applicant shall provide as part of its submittal for final plat and development plan approval.

Daniel "Danny" Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

January 29, 2014 (Draft)

TO: Vicente Archuleta, Development Review Team Leader

FROM: Karen Torres, County Hydrologist

RE: CDRC Case # 12-5451 Cielo Colorado Preliminary Development Plan – T15N R10E
Projected Sections 20, 21 & 22

The subject development plan was reviewed for technical accuracy and compliance with the SFC Land Development Code. The submittal by the applicant is largely complete and meets the requirements for Preliminary Development Plan and can be approved with the following conditions:

- Submission water restrictive covenants that capture the landscape water budget submitted in the detailed water budget for review and approval by the County Hydrologist prior to final approval.
- An updated development agreement from the Eldorado Area Water and Sanitation District that reflect the current development size.
- Submission of an analysis of soils demonstrating the suitability of installation of individual conventional liquid waste disposal systems as required by Article VII Section 2.4 10.

Nature of Project

The applicant proposes to create 24 lots ranging in size from 2.54 to 16.16 acres for single family residences. This development will occur in 9 phases with phase I consisting of 5 lots. The subject property is located east of New Mexico State Road 285 and north of the Eldorado Transfer Station. Project location is further described as in projected Township 15 North, Range 10 East, Sections 20, 21 and 22 N.M.P.M, within the Bishop John Lamy Land Grant.

Water supply for this development will be provided by the Eldorado Area Water and Sanitation District (EAWSD) with individual septic tanks for liquid waste disposal.

Preliminary Development Plan Requirements for Water

Article V, Section 5.3.2 Preliminary Plat Submittals requires the following:

1. Water Supply Plan and Water Permits as required by Article VII, Section 6 of the Code.
2. Liquid Waste Disposal Plan as required by Article VII Section 2.4 10.

Article VII, Section 6 - Water Supply Plan

Article VII, Section 6.2 entitled General Requirements and Submittals for a Water Supply Plan sets forth requirements based on the type and scale of the development. Table 7.4, entitled Required Code Sections for Water Supply, states any development which includes construction or expansion of a community water system, which describes the subject development, is required to submit a water supply plan which consists of submittals compliant with the following code requirements

1. *Article VII, Section 6.3 Community Water Systems*
2. *Article VII, Section 6.4 entitled "Water Availability Assessments"*
3. *Article VII, Section 6.5 entitled "Water Quality"*
4. *Article VII, Section 6.6 entitled "Water Conservation"*
5. *Article VII, Section 6.7 entitled "Fire Protection"*

Pursuant to *Memorandum of Understanding Between the Eldorado Area Water and Sanitation District and the Board of County Commissioners of Santa Fe County Regarding Mutual Water Services Cooperation* executed on October 9th 2012 submission of a ready, willing and able to serve letter is adequate for purposes of the required review under the Santa Fe County Land Development Code. The applicant submitted a ready, willing and able to serve letter dated December 6th, 2012 for the subject development for 64 dwelling units in an amount not to exceed 16.0 acre-feet. A second letter dated January 16th 2013 clarified that the water system is committed to serve three existing meter points as well as the proposed 64 new meters totaling 67 service connections to deliver up to 16.75 acre-feet.

As the size of the development has been reduced the ready, willing and able to serve letter should be updated to reflect the current size and water budget for this project.

Based on these submissions code requirements for Article VII Sections 6.3, 6.4, 6.5 and 6.7 have been met.

Article VII, Section 6.6- Water Conservation

Water Budget

A detailed water budget was submitted for review via e-mail on January 10, 2014. The average residential winter water usage of 3,580 gallons per month for customers of Eldorado Area Water and Sanitation District was used to represent indoor water use with a separate outdoor water budget calculated. Additionally each lot will be limited to a maximum annual water use of 0.25 acre-feet.

The methodology used for the indoor water use appears reasonable but the warm season or outdoor water budget is lacking an estimate of evaporative coolers and uses a turf area of 500 square feet which is inconsistent with the water restrictive covenants. Submission of an updated water budget can occur administratively as a condition of approval.

Water Restrictive Covenants

Covenants were submitted for review and lack some code required water conservation measures such as rain catchment and hot water recirculation devices. Additionally language prohibiting the drilling of domestic wells was not found. Redline comments will be submitted to the applicant for review.

Liquid Waste Disposal Requirements

A preliminary liquid waste disposal plan for the entire development is required by Article VII, Section 2 of the Code. It should be noted wastewater requirements were amended by Ordinance 1999-1

Article VII, Section 2.2 (as amended by Ordinance 1999-1)

Table 7.1 of this section requires the submission of liquid waste disposal documentation package for subdivision proposing individual liquid water disposal systems, as described in Section 2.6.

Article VII, Section 2.6 (as amended by Ordinance 1999-1)

The following items are required for a liquid water disposal package:

2.6.1- A copy of the sub divider's disclosure statement relating to liquid waste disposal

2.6.2 – The location of proposed distance separation of all proposed and existing wells, sewage adsorption areas, community sewage systems and community water supply systems within the proposed subdivision or large scale residential development and existing wells and drain fields within 500 feet of the proposed subdivision or large scale residential boundary.

2.6.3 – A map showing the location of all arroyos, flood plains and bodies of water within the proposed subdivision or development and within 1,000 feet of the proposed subdivision or development boundary.

2.6.4 – A soil investigation report, including a soil survey, soil borings to a minimum depth of 8 feet, soil test results and an analysis of the soil survey, soil boring and soil tests. The report shall define soil depth to bedrock, seasonal high groundwater table or other limiting soil layer and percolation rate for the soils present with the proposed development. There shall be a minimum of 1 boring and 1 percolation test per 10 lots; the locations of these borings and test shall be distributed over the site to adequately represent the site soil conditions.

2.6.5 - A liquid waste system feasibility map, superimposed on the subdivision plat or development plan delineating the areas suitable, limited and prohibitive soils as defined in Table 7.2 and delineating required setback distances as defined in Table 7.3. The feasibility map shall delineate slopes of 9% to 15% and slopes more than 15%.

2.6.6 – The flood frequency of areas within the proposed subdivision or development

2.6.7 – A detailed description of the kind of individual liquid waste disposal systems, if any, that are to be used by the occupants of the subdivision or development. Preliminary plans for individual liquid waste disposal systems if a system will serve more than one connection.

2.6.8 – The projected population of the subdivision or development.

2.6.9 – The direction of movement of ground water in the subdivision or development

2.6.10 – An analysis which indicates the individual liquid waste disposal systems can be used for each lot in compliance with all applicable New Mexico Environment Department regulations in effect at the time the application is made and all requirements of Section 2.4 of this Article, without need for any variance from their requirements.

2.6.11 – At the discretion of the Board, as applicant of a development permit, may be required to analyze the effect of wastewater discharges on groundwater quality over a 100 year time frame to demonstrate that potable water supplies new available to wells within one mile of the development shall not be caused to be unpotable during the 100 year period as a result of the proposed development.

Though a soils map was submitted the applicant did not address the soil category as outlined in table 7.2 of Article VII Section 2.4 10 of the Land Development Code. The applicant's agent stated the soils for each lot is adequate to accommodate a conventional wastewater treatment system but it is unclear on what basis this statement is made. Additionally the plat notes state the soils are moderate / severe regarding limitations of septic tanks which is a designation not recognized by the code. **The code requirements for the feasibility of individual liquid waste disposal units have not been met.**

General Comments on Preliminary Plat

1. Statement on plat that drilling or use of a domestic well is prohibited is required.

Conclusions

Additionally staff concludes there is sufficient information submitted for preliminary development approval but request submission of additional information, as outlined below, for review prior to preliminary and final approval.

- Address staff comments regarding water budget, restrictive covenants and plat.
- Submit a soil suitability analysis to demonstrate the feasibility of individual waste disposal units.

If you have any questions, please feel free to call me at 992-9871 or email at ktorres@co.santa-fe.nm.us.



STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER
SANTA FE

Scott A. Verhines, P.E.
State Engineer

January 30, 2013

CONCHA ORTIZ Y PINO BLDG.
POST OFFICE BOX 25102
130 SOUTH CAPITOL
SANTA FE, NEW MEXICO 87504-5102
(505) 827-6091
FAX: (505) 827-3806

Vicente Archuleta
Development Review Team Leader
Santa Fe County
PO Box 276
Santa Fe, NM 87504

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Re: Cielo Colorado Estates Preliminary Plan

Dear Mr. Archuleta:

The Water Use & Conservation/Subdivision Review Bureau of the Office of the State Engineer has reviewed the referenced subdivision proposal pursuant to the Santa Fe County Land Development Code and the New Mexico Subdivision Act.

Based on the information provided, this office cannot determine that the subdivider can furnish water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision, including water for indoor and outdoor domestic uses, and that the subdivider can fulfill the proposals in his disclosure statement concerning water, excepting water quality. Accordingly, a negative opinion is issued.

A staff memorandum providing specific comments is attached for your information. If you have any questions, please call Julie Valdez at 505-827-6790.

Sincerely,

Molly L. Magnuson for

John W. Longworth, P.E.
Water Use & Conservation/Subdivision Review Bureau Chief

Encl.

MEMORANDUM
New Mexico Office of the State Engineer
Water Use and Conservation Bureau

DATE: January 30, 2014
TO: Molly Magnuson, P.E., Senior Water Resource Specialist
FROM: Julie Valdez, Senior Water Resource Specialist *JW*
SUBJECT: Cielo Colorado Estates, Santa Fe County

SUMMARY

On January 3, 2014, the Office of the State Engineer (OSE) received a request to provide comments on the *Cielo Colorado Estates Preliminary Development Plan*.

This office reviewed and provided comments for the Cielo Colorado Estates Master Plan on December 17, 2013, January 4, 2013 and in 1995. For details, please refer to these letters.

The proposal is a request to subdivide a 246.305 acre parcel into 24 residential lots ranging in size from 2.54 to 10.26 acres. The proposed subdivision will be developed in 4 phases over an 8 year period with an anticipated start date of 2014. Water service is to be provided by Eldorado Area Water and Sanitation District (EAWSD). The property is located on Camino Acote east of US 285 between Alma Drive and Old Road North within projected Sections 20, 21 and 22, Township 15 North, Range 10 East, Bishop John Lamy Grant.

The water supply documents submitted to this office consist of a Letter from EAWSD and updated Covenants and Disclosure Statement regarding landscaping water conservation measures.

The proposal was reviewed pursuant to the Santa Fe County Land Development Code (Code) and the New Mexico Subdivision Act (Act). Based on the information provided, the water supply proposal is not in compliance with the requirements of the Section 6.4.4.b of the Code and Section 47-6-11.F.(1) of the Act. Accordingly, a **negative** opinion should be issued.

WATER DEMAND ANALYSIS AND WATER CONSERVATION

On page 20, under the Water Budget, the developer has estimated the subdivision's annual water requirement as 0.25 acre-feet per year per lot (6.0 acre-feet for the subdivision) which is consistent with Section 6.6.2 of the Code.

The developer has adequately addressed the previous comments made by this office regarding water conservation.

WATER AVAILABILITY ASSESSMENT

The 2012 Master plan submittal estimated the project's water demand as 16.75 acre-feet per year based on 67 lots and 0.25 acre-feet per lot. The proposed water supply is by the Eldorado Area Water and Sanitation District (EAWSD). The proposal contains a Ready, Willing and Able

Letter (Letter) from EAWSD. The water service agreement from EAWSD is a commitment to provide "additional" water service not to exceed 16 acre-feet per annum. According to the Letter, EAWSD is currently supplying 0.75 acre-feet per annum to the three existing Cielo Colorado Estates lots. Combined with the three existing lots, EAWSD is committed to provide 16.75 acre-feet per annum to the proposed development.

Under Item No. 20 of the Disclosure Statement, the developer states that the life expectancy of the water supply is subject to the same water availability as all other users on the Eldorado Area Water and Sanitation District. Section 47-6-11.F (1) of the Act requires that the developer provide documents demonstrating that water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision is available. The OSE reviews the water rights and the physical water availability when issuing an opinion. Based on OSE records, EAWSD currently holds sufficient water rights to provide service to the proposed subdivision.

However, in the previous submittal, the OSE requested that EAWSD provide documentation demonstrating the quantity of water presently produced annually, quantity of existing water service supply commitments, and commitments for services not yet connected. In the Letter, EAWSD responded with the following statement:

"EAWSD executed a Memorandum of Understanding., dated October 9, 2012, with the Board of County Commissioners of Santa Fe County, which states in part: the County agrees that the information provided by the District concerning the adequacy of its water supply is such that, for a minimum of three (3) years from the date of the execution of this agreement, no further information is needed, and the County will accept a 'will serve' letter from the District that it is ready, willing and able to provide a customer with water service as adequate for the purposes of the required review under the New Mexico Subdivision Act, the Zoning Enabling Act, the Santa Fe County Growth Management Plan, and the Santa Fe County Land Development Code, without further technical review or inquiry."

The OSE appreciates that fact that EAWSD and the Board of County Commissioners of Santa Fe have the aforementioned Memorandum of Understanding. However, Section 6.4.4.b of the Code requires documentation from the utility "showing the quantity of water presently produced annually, quantity of water supply commitments to date, and proof of sufficient water rights to meet both existing commitments and the requirements of the development for at least 100 years".

In May 2012, the OSE approved an application for an Additional Point of Diversion for EAWSD. The approval increased EAWSD's capacity to provide water by 200 acre-feet per annum. It should be noted that in March of 2013, Santa Fe County staff estimated the amount of water needed for EAWSD's outstanding service commitments not yet served as approximately 116.75 acre-feet per annum. However, based on EAWSD's proposed pumping schedule in their

Cielo Colorado Estates
January 30, 2014
Page 3 of 3

Application for an Additional Point of Diversion, a one hundred year well capacity analysis conducted in February 2013, by the OSE Hydrology Bureau, found that three of EASWD wells will fail. For more details regarding this analysis, please see the attached memo.

Based on the information provided, this office has determined, as required by Section 47-6-11.F. (1) of the Act, that the developer cannot fulfill the statements in the proposals concerning water availability at this time.

MEMORANDUM
OFFICE OF THE STATE ENGINEER
Hydrology Bureau

DATE: February 12, 2013

TO: Julie Valdez, Bureau of Water Use and Conservation

FROM: Susan Holmes, CGWP, P.E., Hydrology Bureau *SZ*

THROUGH: Mike Johnson, P.G., Chief, Hydrology Bureau *MJ*

SUBJECT: Evaluation of Eldorado Area Water and Sanitation District's
(EAWSD) Production Wells, Over a 100-Year Production Period

The Water Use and Conservation Bureau (WUC) requested that the Hydrology Bureau analyze the hydrologic effects arising from prior service commitments made by Eldorado Area Water and Sanitation District (EAWSD) plus the four more recent subdivisions (Spirit Wind West, Tierra Bello, Cimarron Village, and Cielo Colorado) evaluated by WUC. Discussion with Santa Fe County staff indicated that the prior service commitments and aforementioned subdivisions is approximately 116.75 af/yr (Karen Torres, personal communication, February 11, 2013). Further, WUC requested that the analysis be carried out to 100 years to satisfy section 6.4 of the Santa Fe County Land Development Code.

EAWSD has a partial license for 583.23 acre-feet per annum and the ability to continue to develop an additional 254.37 acre-feet per annum from their Central Well Field. Water Rights Division (WRD) has advised the Hydrology Bureau that as long as EAWSD adheres to each well's diversion limits specified in its license, EAWSD is permitted to divert a total of 837.6 af/yr (583.23 af/yr + 254.37 af/yr) from its wells currently listed on its license, regardless of their hydrologic effects. On May 1, 2012, WRD approved an EAWSD application for an additional Point of Diversion for EAWSD Well #18, also known as Well RG-18528-POD6; permit conditions require that diversions from Well RG-18528-POD6 be limited to 200 af/yr. Metering records for 2012 show that EAWSD diverted only 527.78 af/yr from its central well field. EAWSD's license would allow supplying its prior service commitments in addition to the subdivisions mentioned above.

Prior to WRD's approval of EAWSD's Additional Point of Diversion (Well RG-18528-POD6), Hydrology Bureau reviewed EAWSD's assessment of drawdown and stream depletions due to a 200 af/yr diversion from Well RG-18528-POD6. However, Hydrology Bureau only assessed the effects over a 40-year time period. To comply with section 6.4 in the Santa Fe County Land Development Code, a 100-year time period will have to be assessed. Therefore, Hydrology Bureau assessed the pumping schedule proposed by EAWSD in its Application for Additional Point of Diversion under Partial License Nos. RG-18529 & RG-18556 (the Well 18 application) for a

100-year pumping period. The results show that drawdown at six EAWSD wells will exceed those wells' allowable physical drawdown or allowable economic drawdown after 100 years of diversion of 783.23 af/yr total according to the pumping schedule proposed by EAWSD in its application for its Well 18. Further, if EAWSD were to maintain its 2012 pumping schedule of 527.78 af/yr total for the next 100 years, drawdown at three of its wells would exceed those wells' allowable physical drawdown or allowable economic drawdown. A summary table of the results is presented in Table 1 below; more details are presented in Table 2, which is attached to this memorandum. The allowable physical drawdown and allowable economic drawdown for each well were calculated in accordance with Morrison, 2006. Significant decline in production from a well is expected when drawdown exceeds its allowable economic drawdown or allowable physical drawdown. If EAWSD continues to divert over the next 100 years, it will have to replace some of its wells to maintain 2012 diversions or to achieve its proposed diversion schedule and to fully develop its partially licensed right.

Table 1. Summary of results from the GGI-OSE Settlement Model of the Eldorado Area

Well I.D. RG No.	Well I.D. EAWSD #	2011 Proposed Diversion (afy)	2012 diversion (afy)	Allowable Physical Drawdown (ft)	Allowable Economic Drawdown (ft)	Total predicted 100-yr Drawdown w/ proposed div. (ft)	Total predicted 100-yr Drawdown w/ 2012 div. (ft)
RG 18528	1	2.54	0.00	495.31	367.72	47.88	1.51
RG 18529	2	48	34.61	15.97	32.18	87.11	62.49
RG 18543	3	12.46	0.00	219.35	174.55	54.61	13.38
RG 18550	4	14.07	0.00	261.35	203.95	29.70	12.62
RG 18515	5	24	0.00	54.64	59.25	101.77	14.91
RG 18571	6	45.7	3.42	6.07	25.25	80.18	18.18
RG 18595	7	11	12.89	30.59	42.41	35.58	31.07
RG 18531	8	15	16.45	184.22	149.95	123.41	126.36
RG 18517	12	10	0.00	92.05	85.44	95.50	48.28
RG-18529-S	13	17.46	0.00	39.00	48.30	51.21	28.52
RG-18528-POD3	14	82	100.34	102.03	92.42	58.64	56.51
RG-18528-POD4	15	186	175.86	127.39	110.17	89.41	86.95
RG-18528-POD5	17	115	93.31	535.45	395.82	264.62	187.09
RG-18528-POD6	18	200	90.89	562.09	414.46	158.96	81.10

Note: numbers printed in red are the total predicted drawdowns that exceeded the Allowable Physical Drawdown or Allowable Economic Drawdown for that well.

Proposed Diversion Total = 783.23 af/yr
2012 Diversion Total = 527.78 af/yr

REFERENCES

Daniel B. Stephens and Associates (2011). *Installation and Testing of District Supply Well #18 (RG-92331)*. Albuquerque, New Mexico: Daniel B. Stephens and Associates

Glorieta Geoscience, Inc (2012). *Eldorado Area Water and Sanitation District Third Quarterly Water Level Monitoring Report of 2012*; Memorandum addressed to Vince Chavez and Jerri Trujillo, OSE. October 15, 2012

Glorieta Geoscience, Inc (2011). *Eldorado Area Water and Sanitation District 2010 Annual Water Level Monitoring Report*; Memorandum addressed to Vince Chavez and Jerri Trujillo, OSE. March 10, 2011

Hodgins, M., and Chudnoff, M., (2007). *Eldorado Area Water and Sanitation District Preliminary Hydrologic Assessment Report*, February, 2007. Santa Fe, New Mexico: Glorieta Geoscience, Inc.

Morrison, T., 2006, Guidelines for the assessment of drawdown estimates for water right application processing: New Mexico Office of the State Engineer Hydrology Bureau Report 06-01, February 1, 2006

Table 2. Summary of results from the GGI-OSE Settlement Model of the Eldorado Area.

1	2	3	4	6	7	8	9	10	11	12	13	14	16	17	18	19
Well I.D. RG No.	Well I.D. EAWSD #	2011 Proposed Div. (ft)	2012 Div. (ft)	Estimated Specific Capacity (gpm/ft)	OD (in)	TD (ft)	recent DTW (ft)	Water Column (ft)	Allowable Physical DDn (ft)	Allowable Economic DDn (ft)	Total predicted 100-yr DDn w/ proposed div. (ft)	Total predicted 100-yr DDn w/ existing div. (ft)	100 yr-DDn (ft) w/proposed div.	100 yr DDn w/ existing div. (ft)	Estimated Dynamic DDn w/ existing div. (ft)	Estimated Dynamic DDn w/ proposed div. (ft)
RG 18528	1	2.54	0.00	0.08	10.75	700.00	174.69	525.31	495.31	367.72	47.88	1.61	15.07	1.51	0.00	32.81
RG 18529	2	48	34.61	0.66	8.63	250.00	161.03	45.97	15.97	32.18	37.11	62.49	11.96	0.31	54.10	75.15
RG 18543	3	12.46	0.00		10.75	320.00	74.65	249.35	219.35	174.55	54.61	13.38	27.05	13.30	0.00	16.00
RG 18550	4	14.07	0.00	4.12	10.75	374.00	73.65	291.35	261.35	203.85	29.70	12.62	26.17	12.02	0.00	3.63
RG 18515	5	24	0.00	0.90	6.00	192.00	107.36	84.64	54.84	59.25	101.77	14.91	74.21	14.91	0.00	27.66
RG 18571	6	45.7	3.42	0.83	8.63	280.00	223.93	36.07	6.07	25.25	30.18	18.18	23.28	13.92	4.26	56.90
RG 18595	7	11	12.89	1.17	10.75	268.00	189.41	60.59	30.59	42.41	35.58	31.07	25.86	19.68	11.39	9.72
RG 18531	8	15	18.45	0.17	8.50	312.00	63.78	214.22	184.22	149.95	123.41	126.36	32.23	26.36	100.00	91.10
RG 18517	12	10	0.00	0.90	6.00	197.00	74.95	122.05	82.05	85.44	95.50	48.28	84.02	48.28	0.00	11.48
RG-18529-S	13	17.46	0.00	1.35	6.63	340.00	221.00	69.00	39.00	49.30	51.21	28.52	37.95	20.52	0.00	13.36
RG-18528-POD3	14	82	100.34	3.74	4.95	400.00	267.97	132.03	102.03	92.42	58.64	56.51	35.98	28.70	27.72	22.66
RG-18528-POD4	15	186	175.86	4.25	8.00	417.00	249.81	157.39	127.39	110.17	89.41	86.95	44.19	44.19	42.76	45.22
RG-18528-POD5	17	115	93.31	0.74	6.00	650.00	80.55	565.45	535.45	395.82	264.82	187.09	104.03	56.70	130.30	180.59
RG-18528-POD6	18	200	90.89	4.10	8.63	710.00	107.91	592.09	562.09	414.46	150.98	81.10	108.55	58.10	22.91	50.41
Div. = diversion		Notes: Numbers printed in red are the total predicted drawdowns that exceeded the Allowable Physical Drawdown or Allowable Economic Drawdown for that well.														
DDn = drawdown		from Hodgins and Chudroff (2007) except for well 18 (see DBSA (2011)) and well 17 (based on info in GGI (2011))														
Dynamic Drawdown =	self-induced water level decline inside the well's casing	Column 6: Water level data from GGI (2012) except for EAWSD Well # 4, 5 and 13 (GGI (2011))														
DTW = depth to water		Column 9: = (depth to base of screen in primary prod. zone) - Column 8														
OD = outside diameter		Column 10: = column 10 - 30 ft.														
Proposed Div. Total =		Column 11: = column 10 x 0.7														
TD = Total Depth		Column 12: = column 16 + column 19														
2012 Diversion Total =		Column 13: = column 17 + column 18														
		Column 14: Diversion (gpm) = column 6, except for EAWSD Well #3; Well #3 was calculated with Theis Equation														

**MEMORANDUM OF UNDERSTANDING BETWEEN THE
ELDORADO AREA WATER AND SANITATION DISTRICT AND THE BOARD OF
COUNTY COMMISSIONERS OF SANTA FE COUNTY REGARDING MUTUAL
WATER SERVICES COOPERATION**

The Eldorado Area Water and Sanitation District, a political subdivision of the State of New Mexico ("District"), and the Board of County Commissioners of Santa Fe County, a political subdivision of the State of New Mexico ("County"), enter into this Memorandum of Understanding this 9th day of October, 2012.

RECITALS

WHEREAS, the District has rights and responsibilities specified by Law, specifically the Water and Sanitation District Act (NMSA 1978, Section 73-21-1 *et seq.*) and operates a water utility supplying water to its customers within the boundaries of the area served by the District, as shown on Exhibit "A" attached hereto and incorporated herein by reference (the District's "Service Area");

WHEREAS, the County, through its Utility Division, operates a water utility whose principal source of supply is the Buckman Direct Diversion, a joint project of the County and the City of Santa Fe;

WHEREAS, the County, through its Land Use Division, administers the New Mexico Subdivision Act, the Zoning Enabling Act, the Santa Fe County Growth Management Plan (SGMP), and the Santa Fe County Land Development Code (LDC);

WHEREAS, the County and the District share a number of important shared goals, including providing safe water to citizens, providing fire protection, sponsoring water conservation and reuse practices, and providing healthy wastewater management;

WHEREAS, consistent with these shared goals, the County, through its Utility Division, is willing to assist the District from time to time to improve the reliability of the District's system in times of drought or mechanical failure or as otherwise agreed to by the parties by providing access to water supplies from the Buckman Direct Diversion or from any other sources;

WHEREAS, the County's statutory duty through the Subdivision Act, the Zoning Enabling Act, the Santa Fe County Growth Management Plan, and the Santa Fe County Land Development Code is to assure that proposed development within the County is consistent with statutory requirements and with the LDC, and specifically to assure that a 99-year water supply exists for any proposed development within the County's land use jurisdiction;

WHEREAS, the County acknowledges that the District's sources of water supply are more than adequate at the present time to serve its customers, and also acknowledges Partial Licenses No. RG-18529 and 18556 issued by the Office of the State Engineer and the acknowledgement in those Licenses that the District has available to it 783.43 acre feet per year of water rights with which to supply customers, and further acknowledges that the County's

water experts have thoroughly reviewed the District's sources of supply in connection with recent applications to develop property and have agreed with the District that more than adequate water resources currently exist to serve existing customers and to serve new developments within the District's service area;

WHEREAS, from time to time, disagreements have arisen between the County and the District concerning the District's inherent authority under the Water and Sanitation District Act and the County's functions under the New Mexico Subdivision Act, the Zoning Enabling Act, the Santa Fe County Growth Management Plan, and the Santa Fe County Land Development Code, and it is desirable that the County and District work to reduce conflicts in the future in a way that is consistent with the County's statutory obligations, but in a way that fully respects the District's status as a political subdivision of the State and an independent public utility accountable to the voters;

WHEREAS, a constructive way to assure progress on all of these objectives is for the County to agree that the District has provided sufficient present information concerning the District's water supply to justify the County's acceptance of a 'will serve' letter from the District that the District is ready, willing and able to provide a customer with water service as adequate for purposes of the Subdivision Act, the Zoning Enabling Act, the Santa Fe County Growth Management Plan, and the Santa Fe County Land Development Code for a minimum of three (3) years, and for the County and the District to agree to work towards providing the District with water from the Buckman Direct Diversion project or other sources as available to assist the District in times of drought or mechanical failure or as otherwise agreed by the parties;

WHEREAS, the parties find that it is in their mutual best interest to avoid misunderstanding and disagreement over the areas to be served by each party, and wish to define a mechanism for deciding whether potential customers outside of the District's current Service Area boundaries will be served by the District or the County;

WHEREAS, the County and District are amenable to making such an agreement and to agreeing to work towards a stronger relationship in subsequent agreements so that these and other issues vital to the health, safety and welfare of the community are effectively addressed.

IT IS THEREFORE UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. The County recognizes and understands that the District is a Water and Sanitation District duly organized and existing under the Water and Sanitation District Act, with all the powers, authorities, rights and responsibilities specified therein, and the County recognizes the right of the District under the Water and Sanitation District Act to supply water to existing and new customers and to supply new development within its Service Area boundaries. The County agrees that it will not extend its water facilities into the District's Service Area without the prior written approval of the District.
2. With respect to the previous paragraph, the parties recognize that the County has statutory responsibilities with respect to such new development within the District's

Service Area boundaries. In furtherance of the continued cooperation between the District and the County concerning the District's capacity to provide service to new customers, the County agrees that the information provided by the District concerning the adequacy of its water supply is such that, for a minimum of three (3) years from the date of the execution of this agreement, no further information is needed, and the County will accept a 'will serve' letter from the District that it is ready, willing and able to provide a customer with water service as adequate for purposes of the required review under the New Mexico Subdivision Act, the Zoning Enabling Act, the Santa Fe County Growth Management Plan, and the Santa Fe County Land Development Code, without further technical review or inquiry. The County may extend this procedure beyond three years if it finds that the procedure is consistent with its responsibilities.

3. The County recognizes that the District has the authority to extend the boundaries of its Service Area to serve new customers outside of its current Service Area boundaries. If a potential new customer outside of the current District Service Area but within two miles of the District's current Service Area boundaries requests service from either party, the parties agree to consult together and mutually agree whether the potential customer will be served by the County or the District.
4. The County and the District agree to work towards a subsequent agreement whereby the County provides the District with water from the Buckman Direct Diversion project to assist the District in times of drought or mechanical failure or as otherwise agreed by the parties, on terms specified in the subsequent agreement.
5. The County and the District agree to work together from time to time on other mutually beneficial agreements for infrastructure improvement projects, service boundary expansion, system operations and other improvements on terms specified in subsequent or separate agreements.
6. This agreement shall be perpetual. This agreement may also be amended from time to time, in writing, by agreement of the parties.

IN WITNESS WHEREOF the parties have executed this Memorandum of Understanding as of the dates documented below.

**THE BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY**

By: Liz Stefanics 10/9/12
Liz Stefanics, Chair Date

ATTEST:

Valerie Espinoza by VT

Valerie Espinoza, County Clerk

Approved as to form:

[Signature]

Stephen C. Ross, County Attorney



THE BOARD OF DIRECTORS OF
THE ELDORADO WATER AND SANITATION DISTRICT

By:

[Signature]

James Jenkins, EAWSD Board President

9-7-12

Date

ATTEST:

[Signature]

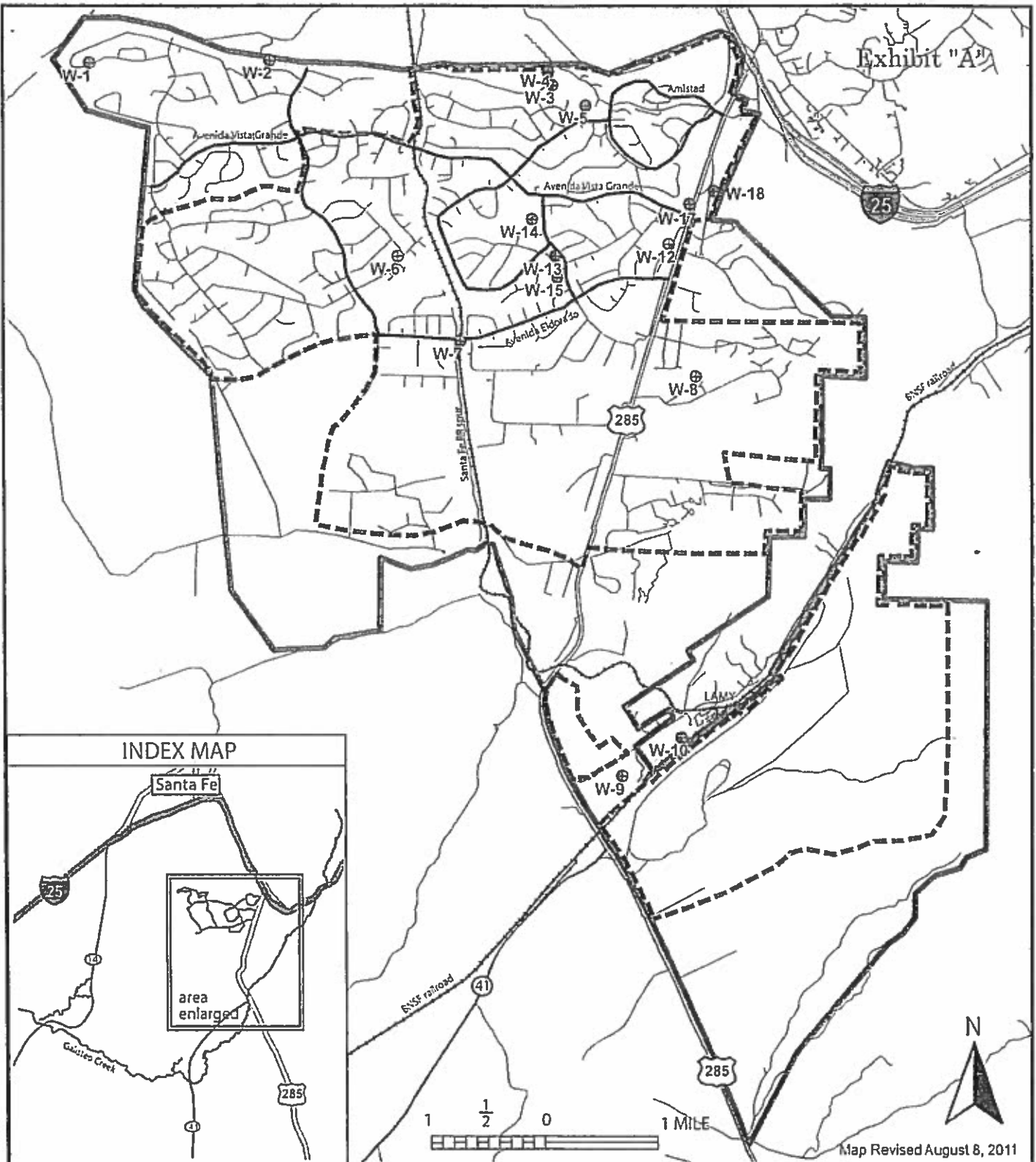
Stephen Wust, Ph.D., EAWSD Board Secretary

Approved as to form:

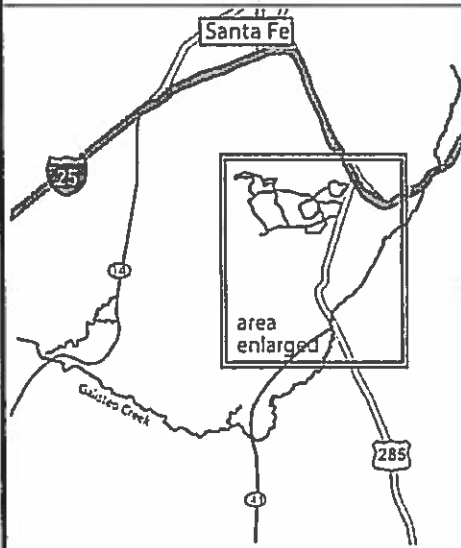
[Signature]

Catherine Robinson, EAWSD Board Attorney




Exhibit "A"



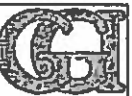
INDEX MAP



LEGEND

- W-1  EAWSD Wells (with well numbers)
-  Boundary of EAWSD Service Area as of September 2010
-  EAWSD District Boundary as of September 2010

GLORIETA GEOSCIENCE, INC.
P.O. Box 5727, Santa Fe, NM 87502
(505) 983-5446 Fax (505) 983-6482
www.glorietageo.com



Jorge Gonzalez, P.E.

P.O. Box 5483
Santa Fe, NM 87502

Telephone (505) 577-0033
Fax (505) 982-0744

January 27, 2013

James W. Siebert and Associates
James W. Siebert
915 Mercer Street
Santa Fe, NM 87505

RE: CIELO COLORADO MASTER PLAN – CDRC 12-5450
Existing Low Water Crossing
Flood Way Analysis

Dear Mr. Siebert:

Per the conditions of Master Plan Approval, attached is the analysis and calculation addressing the existing low-water crossing dip-section.

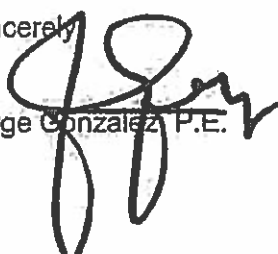
During the 100-yr. storm event, the crossing will subject to water depth of 8" for a period of fifteen minutes or less. The existing curb will hold back a depth of 6" for a period of forty-five minutes while it drains via an existing curb cut.

The more important factor is depth and flow velocity rather than peak flows. The depth noted above will extend for distance of approximately 300 feet. Therefore, in my opinion, emergency vehicles and fire fighting apparatus will be able to safely cross the low water crossing during a 100-yr storm event.

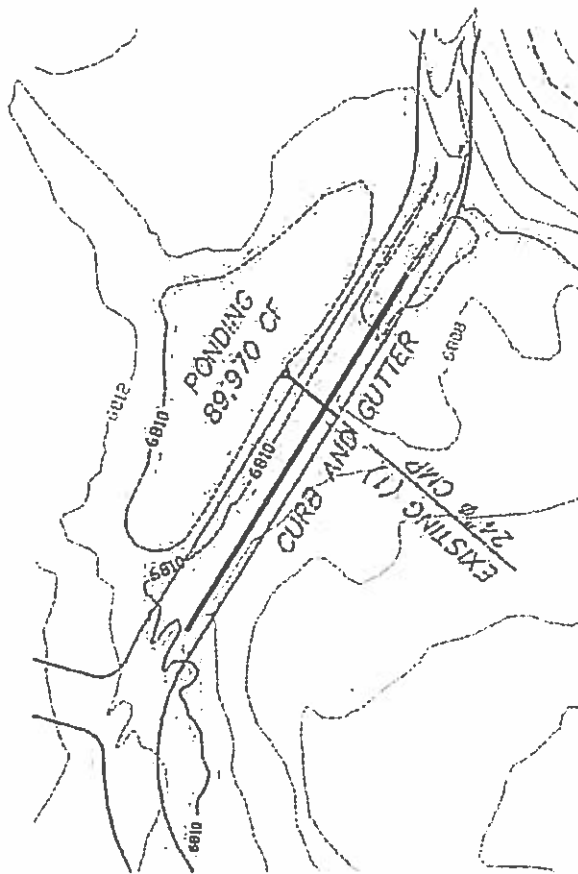
Should you need additional information please feel free to contact me.

Sincerely,

Jorge Gonzalez, P.E.



EXISTING CURB IS 6" IN HEIGHT
A CUT ON THE CURB ALLOWS
WATER ON ROAD TO DRAIN.



CHANNEL SLOPE= 1.57%
VELOCITY = 5 FT./SEC.
CURB LENGTH = 300 FT
PEAK FLOW = $Q_p = 269.42$ CFS

DETERMINE DEPTH OVER CURB

$$A = Q/V$$

$$300 \times d = 269.42 / 5$$

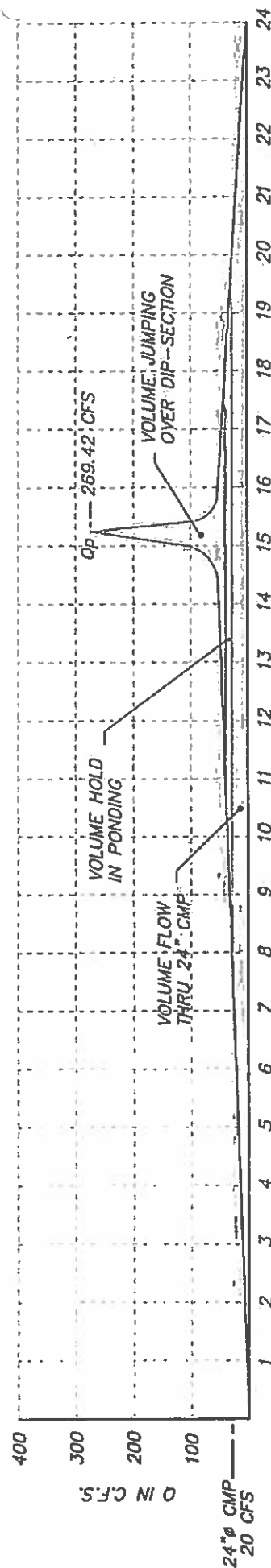
$$d = 269.42 / 5 \times 300 = 0.18 \text{ FT}$$

OR 2" ABOVE CURB

CONCLUSION:

DURING PEAK FLOW THE ROAD
WILL HAVE 8" WATER DEPTH
IN A DURATION OF 15 MIN. OR
LESS. THAN 6" DEPTH DRAINS THRU
CURB CUT. WATER ON ROAD WILL
TAKE 45 MIN. TO EMPTY

POND WILL DRAIN THRU 24" PIPE
IN 90 MINUTES.



TIME
24 HR HYDROGRAPH

SITE: 102932228.00 SF (2352.999 AC)

TIME OF CONCENTRATION: <= 90.0 MIN
UNIT DISCHARGE: 0.3 CFS/AC-IN
100-YR RAINFALL: 3.6 IN

	PREDEVELOPMENT			POST DEVELOPMENT		
	CN	SF	%	CN	SF	%
UNDISTURBE	55	102932228.00	100.00	55.00	102932228.00	100.00
ROOFS/POR1	95		0.00	0.00	0.00	0.00
LANDSCAPEI	82		0.00	0.00	0.00	0.00
WEIGHTED CN:				55.00		55.00
RUNOFF:		0.38 IN			0.38 IN	
PEAK:		269.423 CFS			269.423 CFS	
VOLUME:		74.8398 AC-FT			74.8398 AC-FT	
VOLUME:		3260024 CF			3260024 CF	

CIELO COLORADO LOW WATER CROSSING EXISTING CONDITIONS

V. APPROVAL OF MINUTES: June 20, 2013

Member Katz moved to approve the June minutes as submitted. Member DeAnda seconded and the motion passed by unanimous [7-0] voice vote.

VI. OLD BUSINESS

- A. CDRC CASE # Z/S 12-5450 Cielo Colorado Subdivision. Cielo Colorado, LLC., Applicant, Jim Siebert, Agent, requests Master Plan Zoning approval for a 24-lot residential subdivision on 246.30 acres \pm within Tract 15A-2 of the Eldorado at Santa Fe Subdivision. The Applicant also requests to allow two cul-de-sacs (dead-end roads) to exceed 500 feet in length. The property is located on the east side of US 285, off Camino Acote, within Sections 21 & 22, Township 15 North, Range 10 East (Commission District 4).

Mr. Larrañaga presented the staff report as follows:

"On February 21, 2013, the County Development Review Committee met and acted on this case. The decision of the CDRC was to table this case so that the Applicant could have further conversations with the community. The Applicant has had several meetings with the community and as a result has amended the Master Plan submittal to accommodate the concerns of the adjoining property owners.

"In the original Master Plan Zoning application the Applicant requested a 67-lot residential subdivision with the lot sizes ranging between 2.50 and 7.29 acres on 257.16 acres. The proposed subdivision would have been developed in 9 phases over a 9-year period with an anticipated start date of 2015.

"The Applicant is now requesting Master Plan Zoning for a 24-lot residential subdivision with the lot size ranging in size between 2.54 and 16.16 acres on 246.30 acres. The proposed subdivision will be developed in four phases over an eight-year period with an anticipated start date of 2014.

"Tract 15 A-2 was created as part of the Eldorado at Santa Fe Subdivision. A Master Plan for Cielo Colorado was approved by the BCC in 1995. The Master Plan included 91 lots with an average density of 3.79 acres on 344.58 acres; 25 of the 91 proposed lots were platted in 1995. An amended Master Plan, recorded in 2000, eliminated 4 lots totaling 12.5 acres. In 2002, the Master Plan was vacated to allow the platting of larger lots at the east end of Tract 15A-2. This Application for Master Plan includes the remainder of the property that has not been platted within Tract 15A-2.

"Article V, § 5.2.1.b states: 'A Master Plan is comprehensive in establishing the scope of a project, yet is less detailed than a Development Plan. It provides a



means for the County Development Review Committee and the Board to review projects and the sub-divider to obtain concept approval for proposed development without the necessity of expending large sums of money for the submittals required for a Preliminary and Final Plat approval'.

"The Applicant also requests that the CDRC allow two cul-de-sacs to exceed 500 feet in length. The dead end road which serves Lots 3-6 is 787 feet in length, and requires a cul-de-sac with a minimum driving surface radius of 50 feet. The second dead end road, which is an extension of Camino Acote, serves Lots 18-21 and is 1,361 feet in length. These closed end roads will have a cul-de-sac with a minimum driving surface radius of 60 feet."

Mr. Larrañaga said staff reviewed the Applicant's request and recommends the approval of two cul-de-sacs to exceed 500 feet in length subject to the following staff conditions:

1. The Applicant shall comply with design standards set forth in Article V, § 8.2.1d.
2. The Applicant shall comply with the Santa Fe County Fire Marshal requirement that the extension of Camino Acote maintain a cul-de-sac with a minimum driving surface radius of 60 feet.

Staff also recommends approval for Master Plan Zoning for a 24-lot residential subdivision on 246.30 acres \pm within Tract 15A-2 of the Eldorado at Santa Fe Subdivision subject to the following staff condition:

1. Master Plan with appropriate signatures shall be recorded with the County Clerk, as per Article V, § 5.2.5.
2. The Applicant shall address the requirement for all weather access on Camino Acote with the Preliminary Development Plan.
3. A detailed water budget and water restrictive covenants shall be submitted prior to Preliminary Development Plan.
4. An analysis of appropriate liquid waste disposal setback shall be required for the first sustainable phase of this development prior to Preliminary Development Plan.

Mr. Larrañaga noted DOT's review [*Exhibit 1*] and a packet of support letters regarding the development [*Exhibit 2*] that were distributed to the CDRC

Duly sworn, Jim Siebert, agent for the applicant, said the developers have held five meetings with the neighbors following the CDRC's tabling. The project began with 67 lots and after several meetings there are now 24 lots.

Using a site map, Mr. Siebert located Tract 15 within the area and the existing utilities within the subdivision. The original master plan consisting of 2.5-acre lots was vacated to plat larger lots. He discussed the agreement with the Eldorado Area Water and Sanitation District to provide service, which was originally for 67 taps, and that will be revised and reduced. He discussed the entry to the subdivision, the equestrian and pedestrian trail and how the moratorium affected this subdivision.

Mr. Siebert said the developer is confident that water can be supplied to the subdivision. He added that the hydrants in the area meet the County's 500 gpm flow standard.

Duly sworn, Gregory Hart, 116 Camino Acote, president Lot 15A2 Homeowners Association, said a group of area residents concerned with the development met and organized to ask questions of the developer. He and other area residents now support the development. Mr. Hart said the revised master plan will definitely "increase value to our homes."

Chair Gonzales thanked the speaker and noted it was good when the area residents and developer can meet and come to agreement.

There were no other speakers on this case.

Member Katz moved to approve the variance regarding the cul-de-sac and recommend approval of Z/S 12-5450 master plan zoning with all staff-imposed conditions. His motion was seconded by Member Anaya and passed by unanimous [7-0] voice vote.

VI B. CDRC CASE # Z/S 13-5130 La Bajada Ranch Master Plan
Amendment: Santa Fe County, Applicant, requests a Master Plan Amendment for a previously approved Master Plan (Santa Fe Canyon Ranch) to amend the water supply plan and to provide consistency with the current property owner boundaries. The amended Master Plan will allow for 156 residential lots on the 470.55 acres that the County of Santa Fe now owns. The amended Master Plan will utilize the Santa Fe County Water Utility (instead of the previously proposed new on-site community water system). The property is located off Entrada La Cienega along Interstate 25 in the La Cienega/La Cieneguilla Traditional Historic Community within Sections 1, 2, 10, 12, 13, Township 15 North, Range 7 East and Sections 5, 6, 7, 8, Township 15 North, Range 8 East (Commission District 3)
[Exhibit 3: Conditions distributed by staff; Exhibit 4: Touns letter to CDRC dated 7/18/13]

Chair Gonzales recused himself from this case and Member Martin assumed the responsibilities of Chair.

Vicente Archibeta, Development Review Team Leader, reviewed the staff report as follows:

"On June 20, 2013, the CDRC met and acted on this case. The decision of the CDRC was to table to allow the Applicant to address concerns brought forth by the community.

COMMISSIONER ANAYA: Madam Chair, I would move to extend the contract, the agreement with Katherine Miller, note that we had good discussion about opportunities that we have before us as a County, and that we look forward to taking on those opportunities with her leading as our County Manager.

COMMISSIONER CHAVEZ: Second.

CHAIR HOLIAN: Okay. So, Commissioner Anaya, your motion is to approve amendment #2?

COMMISSIONER ANAYA: It is.

CHAIR HOLIAN: Okay, I have a motion and a second. Is there any further discussion?

The motion passed by unanimous [5-0] voice vote. [Commissioner Mayfield's vote was recorded after the fact. See below.]

XVIII.B. 2. CDRC Case # Z/S 12-5450 Cielo Colorado Subdivision. Cielo Colorado, LLC, Applicant, Jim Siebert, Agent, Requests Master Plan Zoning Approval for a 24-Lot Residential Subdivision on 246.30 Acres + within Tract 15A-2 of the Eldorado at Santa Fe Subdivision. The Property is Located on the East Side of US 285, Off Camino Acote, within Sections 21 & 22, Township 15 North, Range 10 East (Commission District 4)

JOSE LARRAÑAGA (Case Manager): Thank you, Madam Chair. On February 21, 2013, the County Development Review Committee met and acted on this case. The decision of the CDRC was to table this case so that the Applicant could have further conversations with the community. The Applicant has had several meetings with the community and as a result has amended the Master Plan submittal to accommodate the concerns of the adjoining property owners.

On July 18, 2013, the County Development Review Committee met and acted on this case. The decision of the CDRC was to recommend approval of the Applicant's request for Master Plan Zoning for a 24-lot residential subdivision. The CDRC also approved two cul-de-sacs to exceed 500 feet in length.

In the original Master Plan Zoning Application the Applicant requested a 67-lot residential subdivision with the lot sizes ranging between 2.50 and 7.29 acres on 257.16 acres. The proposed subdivision would have been developed in nine phases over a nine-year period with an anticipated start date of 2015.

The Applicant is now requesting Master Plan Zoning for a 24-lot residential subdivision with the lot size ranging in size between 2.54 and 16.16 acres on 246.30 acres. The proposed subdivision will be developed in four phases over an eight-year period with an anticipated start date of 2014.

Tract 15 A-2 was created as part of the Eldorado at Santa Fe Subdivision. A Master



Plan for Cielo Colorado was approved by the Board of County Commissioners in 1995. The Master Plan included 91 lots with an average density of 3.79 acres on 344.58 acres. 25 of the 91 proposed lots were platted in 1995. An amended Master Plan, recorded in 2000, eliminated four lots totaling 12.5 acres. In 2002, the Master Plan was vacated to allow the platting of larger lots at the east end of Tract 15A-2. This Application for Master Plan includes the remainder of the property that has not been platted within Tract 15A-2.

Building and Development Services staff has reviewed this project for compliance with pertinent Code requirements and has found that the following facts presented support the request for Master Plan Zoning: the Application is comprehensive in establishing the scope of the project; the review comments from State Agencies and County staff has established that this Application for Master Plan, is in compliance with State requirements, Ordinance No. 2005-8 and Article V, Section 5, Master Plan Procedures, of the Land Development Code.

Staff recommendation is for approval for Master Plan Zoning for a 24-lot residential subdivision on ±246.30 Acres within Tract 15A-2 of the Eldorado at Santa Fe Subdivision subject to the following conditions. Madam Chair, may I enter these conditions into the record?

[The conditions are as follows:]

1. Master Plan with appropriate signatures shall be recorded with the County Clerk, as per Article V, § 5.2.5.
2. The Applicant shall address the requirement for all weather access on Camino Acote with the Preliminary Development Plan.
3. A detailed water budget and water restrictive covenants shall be submitted prior to Preliminary Development Plan.
4. An analysis of appropriate liquid waste disposal setback shall be required for the first sustainable phase of this development prior to Preliminary Development Plan.

MR. LARRAÑAGA: Madam Chair, I stand for any questions.

CHAIR HOLIAN: Are there any questions for staff? Seeing none, is the applicant here? Will you please be sworn in?

[Duly sworn, Jim Siebert testified as follows:]

JIM SIEBERT: Madam Chair, my name is Jim Siebert. My address is 915 Mercer. Let me first say that we began with 67 lots and faced a considerable amount of neighborhood opposition and what you have before you tonight is really kind of the culmination of about six different neighborhood meetings that we've worked on this project.

But let me give you a little background on this. This is Lot 15 in the Eldorado Subdivision which is this kind of area here. The area outlined in black is the area that we're proposing for the subdivision. The area in red is actually the area that has a paved road and utilities in it. This area right here is the first subdivision that took place within Lot 15. There are 25 2 ½-acre lots and all utilities including Eldorado water are already within the area outlined in the red.

This is the subdivision. The entry off 285 – we've met with the neighbors here to make sure that they're in agreement with the lot layout. We had originally 14 lots at the entry that didn't seem to fly. We're down to two now, and a large area that will remain as common open space for the entire development. There is very little new construction that needs to take place. The distance from the road to the end of the cul-de-sac here will be new construction. This cul-de-sac here would be new construction and the lots as laid out can be served off the existing roadways and existing utilities.

In all, we're in agreement with conditions as stated by staff and I'll answer any questions you may have.

CHAIR HOLIAN: Thank you, Mr. Siebert. Are there any questions for Mr. Siebert? Seeing none, this is a public hearing. Is there anyone here from the public who would like to speak about this case, either in favor or in opposition? Seeing none, the public hearing is closed. Are there any questions for either the staff or Mr. Siebert?

COMMISSIONER MAYFIELD: Madam Chair.

CHAIR HOLIAN: Yes, Commissioner Mayfield.

COMMISSIONER MAYFIELD: Madam Chair, Mr. Siebert, I do have a question now on the archaeological zone. So as far as water and it will be serviced by the Eldorado water utility?

MR. SIEBERT: That's correct.

COMMISSIONER MAYFIELD: And staff – a question for staff now, please. Based on the diagram all the infrastructure is already there for the water utility hookups?

MR. LARRAÑAGA: Madam Chair, Commissioner Mayfield, they will have to extend some of the waterlines and of course improve the extended roads and the roadways, but yes, the infrastructure is already in, and there are some fire hydrants in place.

COMMISSIONER MAYFIELD: Okay. And there's no issues with low water pressure or anything else with that system out there?

MR. LARRAÑAGA: Madam Chair, Commissioner Mayfield, not that I am aware of.

COMMISSIONER MAYFIELD: Okay. Thank you. That's all I have, Madam Chair.

CHAIR HOLIAN: Are there any further questions? What are the wishes of the Board? Commissioner Chavez.

COMMISSIONER STEFANICS: Madam Chair.

CHAIR HOLIAN: Yes.

COMMISSIONER STEFANICS: I'll move for approval with staff conditions.

COMMISSIONER CHAVEZ: Second.

CHAIR HOLIAN: Okay. I have a motion and a second for approval of CDRC Case Z/S 12-5450, Cielo Colorado Subdivision with staff conditions.

The motion passed by unanimous [5-0] voice vote.

COMMISSIONER CHAVEZ: I have a follow-up question, Madam Chair, for staff.

CHAIR HOLIAN: Yes.

COMMISSIONER CHAVEZ: For staff. Are these conditions of approval, are they recorded anywhere on the plat or how are they documented, Mr. Larrañaga?

MR. LARRAÑAGA: Madam Chair, Commissioner Chavez, they are documented on the final order, of course which is the final decision and then the follow-up would be getting the master plan recorded with the proper signatures and so on.

COMMISSIONER CHAVEZ: Got it. Okay. That was really more for my clarification but I wanted just to be sure that we were tracking that. Thank you, Madam Chair.

- XVIII.B. 3. CDRC Case # V/Z/PDP 13-5080 Windmill Water Variance, Master Plan & Preliminary Development Plan. Diana & Leon Rieter, Applicants, Jim Siebert, Agent, Request Master Plan Zoning & Preliminary Development Plan Approval to Allow a Small Scale Commercial Use Consisting of a Domestic Water Supply Service. This Request Includes a Variance of Article VII, Section 6.4.1d (Requirements for Water Availability Assessments). The Applicant Also Requests That Final Development Plan Be Approved Administratively. The Property is Located at 2042 Old U.S. 66, Near the Town of Edgewood, within Section 34, Township 10 North, Range 7 East, (Commission District 3)

MR. LARRAÑAGA: Thank you, Madam Chair. On June 20, 2013, the County Development Review Committee met and acted on this case. The decision of the CDRC was to recommend approval of the Applicants' request for a variance of the requirement to demonstrate a 100-year water supply, Master Plan Zoning, Phase I and II Preliminary Development Plan and to allow the Final Development Plan, for Phase I and II to be reviewed and approved administratively.

The Applicants request Master Plan Zoning approval to allow a small-scale commercial use consisting of a domestic water supply service to be completed in two phases. The request also includes Preliminary Development Plan approval for Phase I and II. Phase I consists of a 2,200 square foot residence, a 1,064 square foot garage, a 100 square foot shed, a 1,188 square foot bottling plant, a 224 square foot office, a 5,000 gallon storage tank, a 50 square foot self-serve dispenser structure, a domestic well and a well registered with State Engineer as a commercial well. Phase II will consist of a 1,200 square foot addition to the existing dwelling to be utilized as an office. The site is located within the Edgewood Traditional Community where commercial zoning may be approved anywhere provided the performance standards and criteria set forth by the code are met. The Applicants' request includes that the Final Development Plan, for Phase I and II, be reviewed and approved

- VII. G. CDRC CASE #S 12-5451 Cielo Colorado Estates Preliminary Development Plan, Pat and Variance. Cielo Colorado LLC., Applicant, James W. Siebert, Agent, request Preliminary Development Plan and Plat approval for a 24-lot residential subdivision on Tract 15A-2 of the Eldorado at Santa Fe Subdivision consisting of 246.30 acres more or less. The Application also includes a request for a Variance of Ordinance No. 2008-10 (Stormwater Prevention and Stormwater Management) to allowing access through a 100-year floodplain without an all-weather crossing. The property is located on the east side of US 285, off Camino Acote, within Sections 20, 21 and 22, Township 15 North, Range 10 East (Commission District 4)

Vicki Lucero read the caption and gave the staff report.

"On July 18, 2013, the County Development Review Committee recommended approval of the Applicant's request for Master Plan approval for a 24-lot residential subdivision. The CDRC also approved two cul-de-sacs to exceed 500 feet in length.

"On September 10, 2013, the Board of County Commissioners approved the request for Master Plan approval for a 24-lot residential subdivision on 246.30 acres. In 1995, a Master Plan for Cielo Colorado was approved by the BCC. The Master Plan included 91 lots with an average density of 3.79 acres on 344.58 acres. Twenty-five of the 91 proposed lots were platted in 1995. An amended Master Plan eliminating four lots totaling 12.5 acres was recorded in 2000. In 2002 the Master Plan was vacated to allow the platting of larger lots at the east end of Tract 15A-2. This Application includes the remainder of the property that has not been platted within Tract 15A-2.

"The Applicants now request Preliminary Development Plan and Plat approval for 24 lots on 246.30 acres within tract 15A-2 of the Eldorado at Santa Fe Subdivision in conformance with the approved Master Plan. Lot sizes will range from 2.54 acres to 16.16 acres, more or less.

"The Applicants also request a variance of Ordinance No. 2008-10 (Flood Prevention and Stormwater Management), Section 4.2, to allow for access to the subdivision through an existing road that crosses over a FEMA designated floodplain.

"The Applicant states: 'The roadway crossing the drainage has been in place for over 20 years, serving over 30 housing units, and there has been no occurrence of damage to the road or drainage structures under the road during heavy rain storms. The floodplain is unusually wide and shallow requiring an extensive drainage infrastructure across the entire width of the drainage in order to comply with the 100-year crossing standards. The initial subdivision was reduced from 67

lots to 24 lots to address the concerns of the residents living within the Cielo Colorado Subdivision. The expense of such a 100-year crossing of the drainage is beyond the financial resources of this 24-lot subdivision.'

"The Applicant has submitted a letter, an analysis and calculations from a Professional Engineer which addresses the existing low water crossing dip-section and the 100-year storm event. The letter states: 'The crossing will be subject to a water depth of 8 inches for a period of fifteen minutes or less. The existing curb will hold back a depth of six inches for a period of forty-five minutes while it drains via an existing curb cut.' Therefore, the engineer's opinion is emergency vehicles and fire apparatus will be able to safely cross the low water crossing during a 100-year event.

"Growth Management staff have reviewed this Application for compliance with pertinent Code requirements and finds the project is in compliance with County criteria for this type of request with the exception of the all-weather access."

Ms. Lucero gave the staff recommendation as follows: The Applicant has submitted an analysis and calculations prepared by a Professional Engineer which addresses the existing low water crossing dip-section. The Engineer concluded that emergency vehicles will be able to safely cross the low-water crossing during a 100-year storm event. Staff recommends approval of the variance based on the Engineer's report, reviewing agency comments, and a site visit conducted by staff.

The Application for Preliminary Development Plan and Plat approval is in conformance with all Code requirements. Therefore, staff recommends approval of the request for Preliminary Plat and Development Plan subject to the following conditions:

1. The Applicant shall comply with all review agency comments and conditions, Article V, Section 7.1.3.c.
2. All portions of the 50-foot ingress/egress and utility easement to be vacated must be approved by the BCC.3. The Applicant must apply for an access permit from NMDOT prior to construction.

Member Booth asked if it was general practice that an outside engineer makes a ruling on something like this, rather than a County engineer, and is that engineer liable for the decision. Ms. Lucero said the applicant is responsible for hiring experts to do various required reports. Ms. Brown said this is a certified professional engineer and has the necessary qualifications.

Agent Jim Siebert was placed under oath and stated the professional engineer in this case is Jorge Gonzales who has been a civil engineer for 30 years and is an expert in drainage issues. The study in question has been done on two occasions with the same conclusions. The master plan was approved by the CDRC and the BCC. He used a map to show the drainage crossing vis-à-vis the road and a nearby subdivision that has been in existence for 20 years with no damage or problems. The Fire Department is in agreement with the variance.

Member Gonzales asked how many lots have been using the crossing and Mr. Siebert said there are 24 close in and ten more beyond that who use the crossing daily.

Member Anaya pointed out that Jorge Gonzales' stamp of approval appears on many of the plans in the packet.

Fire Marshal Patty had nothing to add.

Duly sworn, Damian Gessler from the neighboring subdivision endorsed the project, adding the engineers and the developers have come a long way in making a project that fits well with the character of the area. He confirmed for Member Gonzales that there have been no problems with the crossing.

Gregory Hart, under oath and president of the Lot 15-A-2 Homeowners Association, stated he has lived there for 20 years and there has never been any problem with the road. He was in full support of the variance.

There was no one else from the public wishing to speak.

Member Martin noted that the State Engineer gave a negative opinion on water supply, which is a concern to her.

Member Anaya moved to approve Case #S/V 12-5451 with staff recommendations. Member Booth seconded and the motion carried unanimously 6-0.

I. PETITIONS FROM THE FLOOR

None were presented

J. COMMUNICATIONS FROM THE COMMITTEE

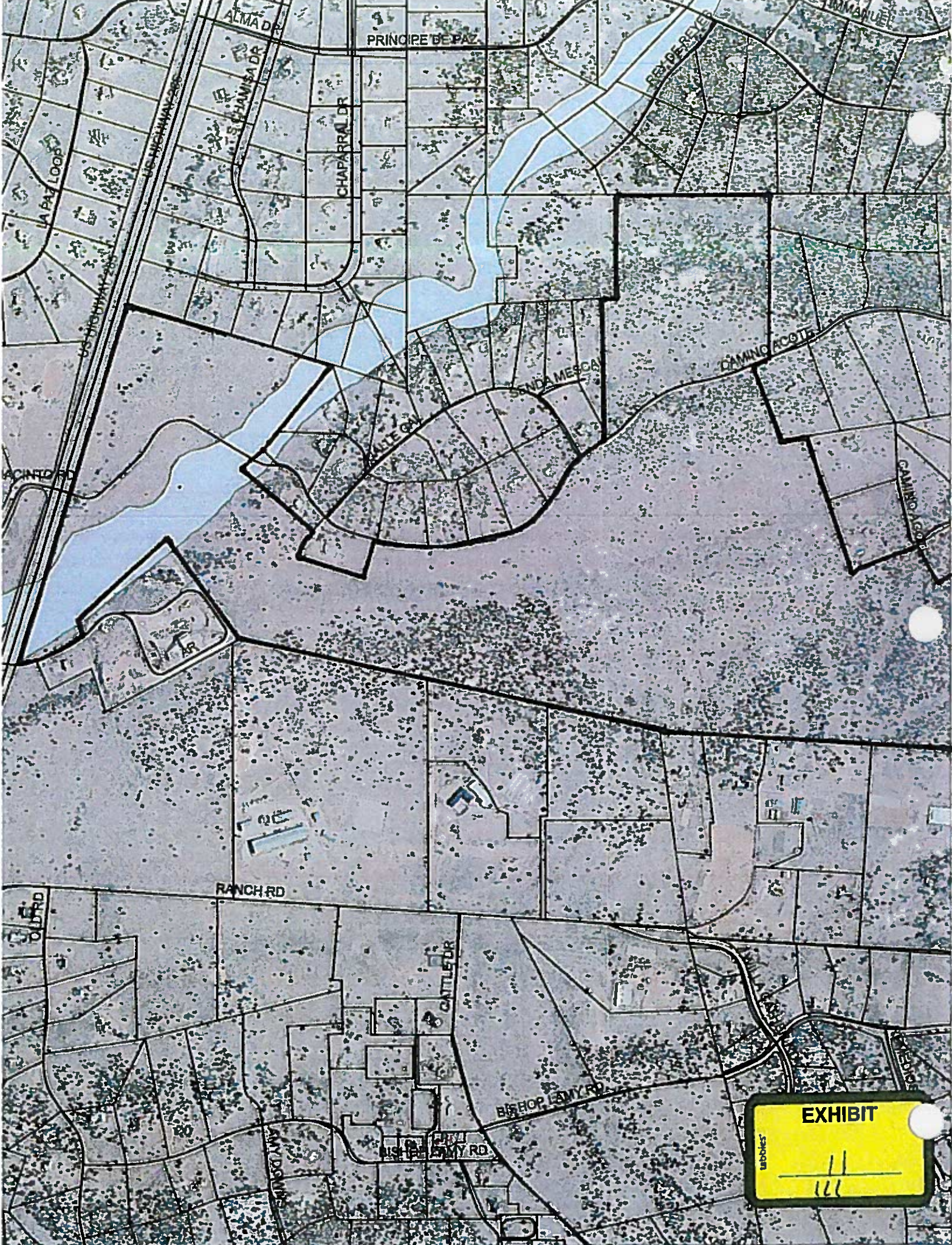
Member Gonzales asked what should be done about the cases in the packet that will be presented at meetings in the future. Ms. Lucero said staff can recycle those.

K. COMMUNICATIONS FROM THE ATTORNEY

None were presented.

L. COMMUNICATIONS FROM STAFF

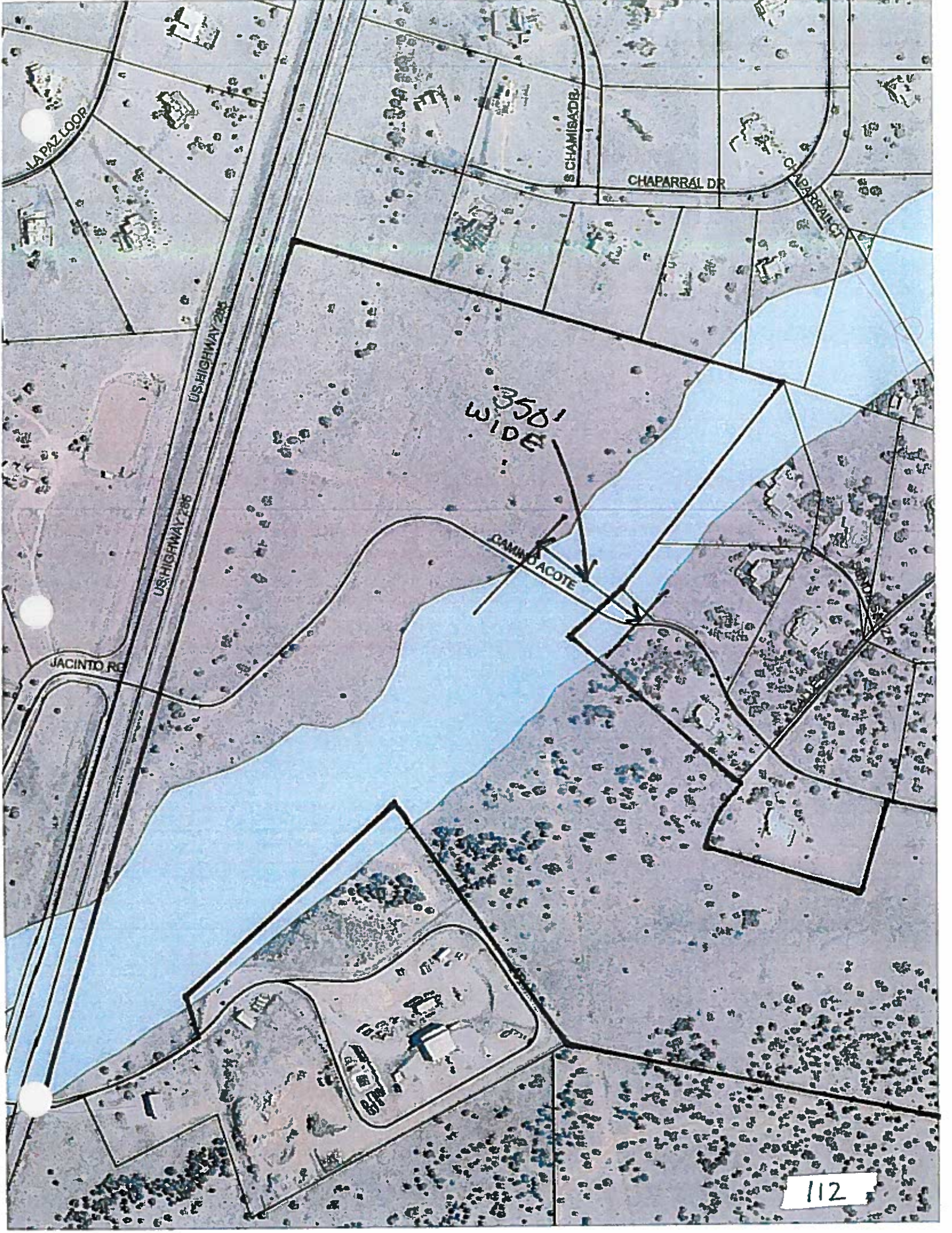
The next meeting was scheduled for March 20, 2014.

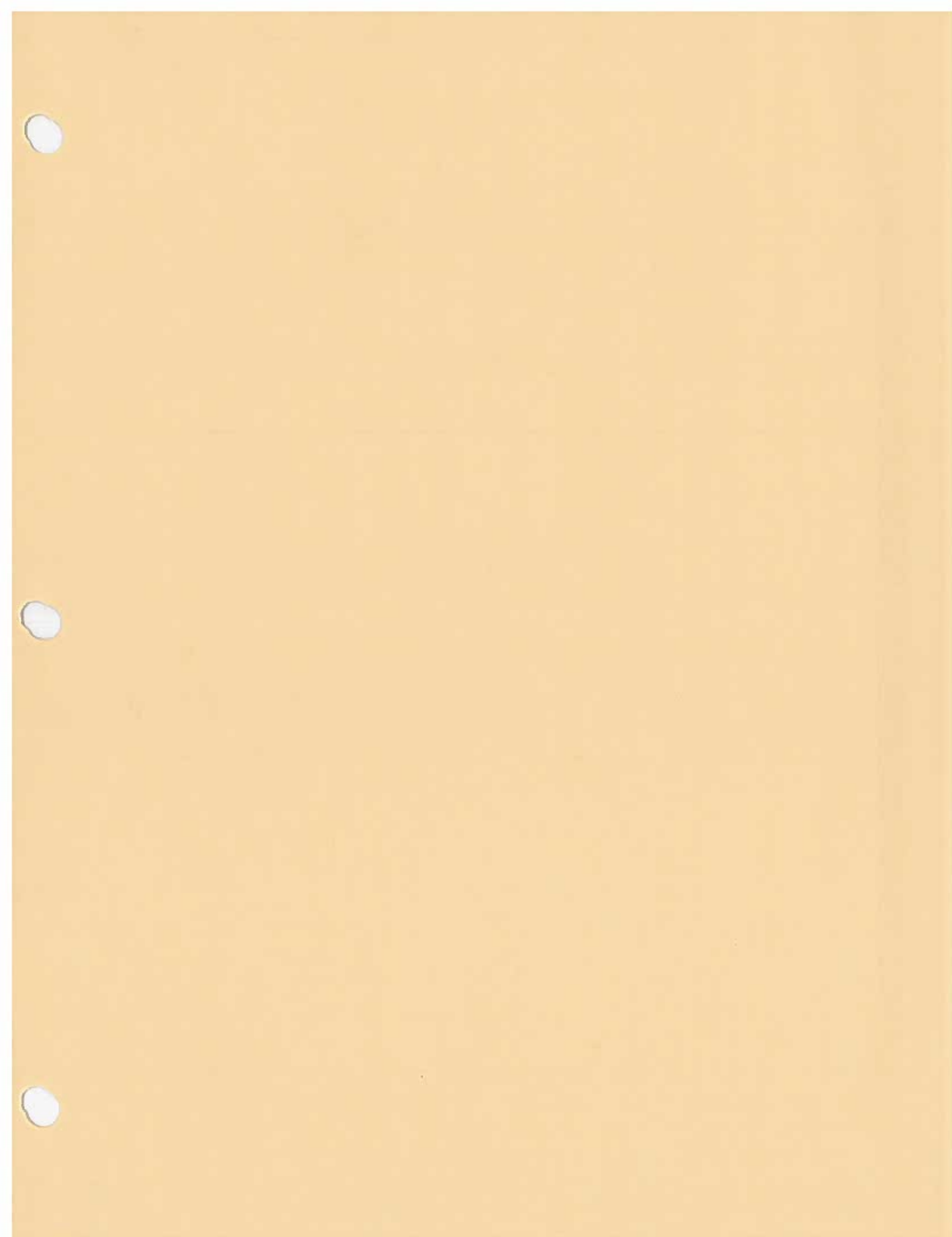


EXHIBIT

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NO PACKET MATERIAL FOR THIS ITEM

VII. Concluding Business

A. Announcements

B. Adjournment



